

Government Core Facilities Optimization Master Plan Study

Final Report
February, 2008



Montgomery County Maryland
Department of Public Works
and Transportation (DPWT)
Division of Capital Development (DCD)
Building Planning & Design Section
101 Monroe Street
Rockville, Maryland 20850



MATRIX SETTLES

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Government Core Facilities Optimization Master Plan

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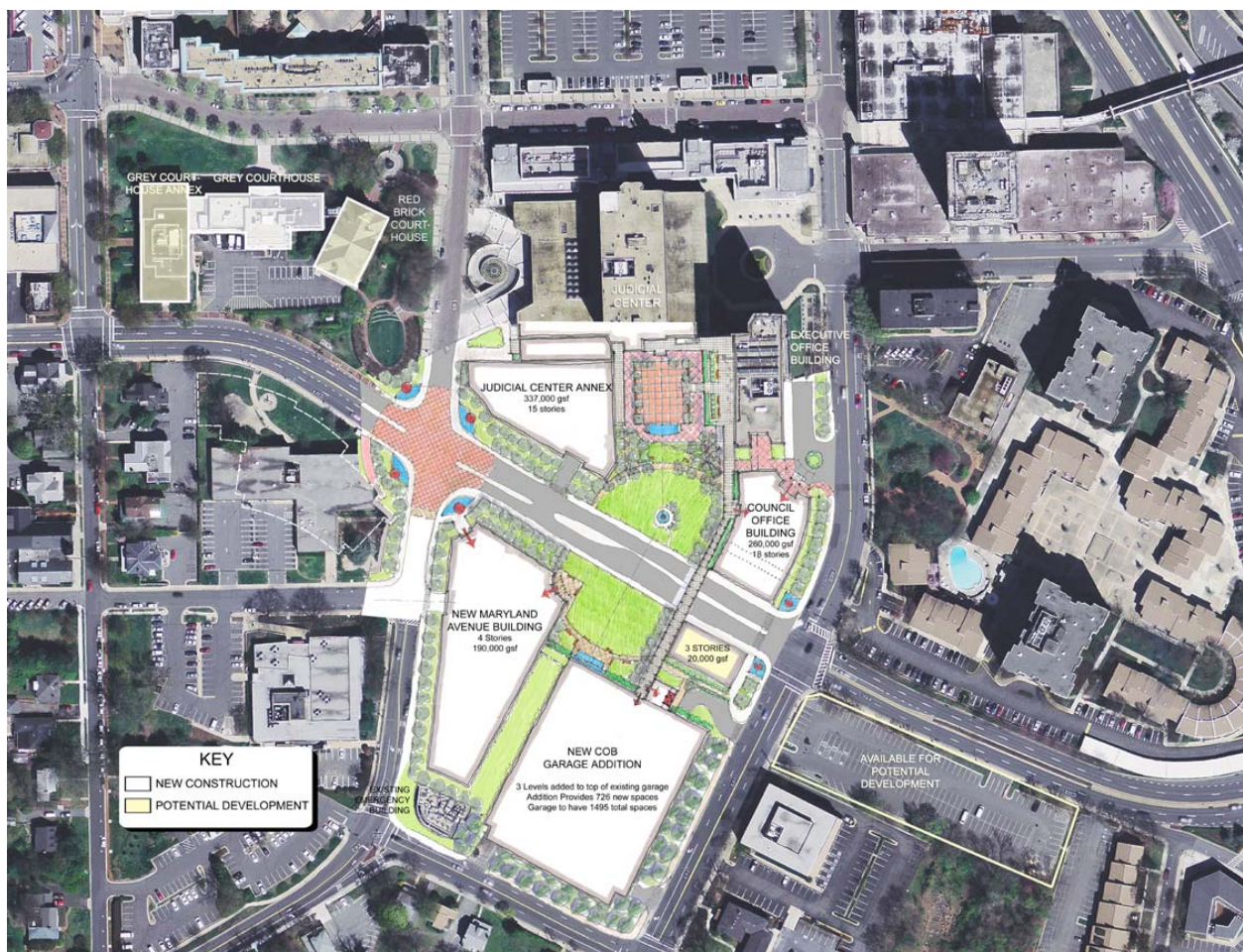
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SECTION I EXECUTIVE SUMMARY



Montgomery County Master Plan For the Rockville Central Core

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SECTION I EXECUTIVE SUMMARY

1.1 EXECUTIVE SUMMARY

The scope of this study is to analyze the existing County owned buildings within the Rockville Central Core, the current and future staff requirements within the Rockville Central Core and the larger Rockville Core, evaluate benefits of moving staff from existing lease spaces throughout the County into County-owned space within the Rockville Central Core, as well as explore the potential of the blocks the buildings occupy to satisfy the County's future growth needs to the year 2025. The purpose is not to make a specific decision but to provide a recommended framework for decision making regarding County facilities and future development.

The existing County facilities in this study are:

- Block A – Executive Office Building, Judicial Center
- Block B – Council Office Building & County Parking Garage
- Block C – Grey Courthouse/Annex, Red Brick Courthouse
- Block D – Jury Lot (surface parking lot currently used for jurors)

All existing facilities are aged and are in need of either total renovation or major systems replacement. The Executive Office Building and Judicial Center were built in 1982, COB was built in 1952, Grey Courthouse was built in 1931 and Red Brick Courthouse, a historical building, was built in 1891. Also in the past few years, there have been requests by various County agencies for expansion due to growth. In an attempt to respond to the immediate and future growth of the Judicial Center, studies have been conducted to find size, location and best configuration for the Judicial Center Annex. It became apparent that the properties in the Central Core are very limited and rather than engage in an uncoordinated design of a single building, the County must analyze all Central Core blocks and develop a master plan that provides the County with what should happen on those blocks for the foreseeable future. The following questions must be answered in developing such a plan:

1. What are the short and long term needs of the County?
2. What are the age and condition of the existing buildings?
3. What are construction possibilities in the Central Core in terms of maximum development potential and financial impact of such development?
4. What are the characteristics of a successful Government Center that can best serve the citizens of the County?

A major factor in determining the optimum use of the County owned property within the Rockville Central Core is the core user groups staff growth. The Countywide Strategic Facility Plan for the Rockville Core and Circuit Court (CSFP) report was completed in 2003. The original report identified a substantial need for additional administration office space by the year 2020. Excluding the courts, the additional space need was projected to be 176,401 NUSF if current lease space was retained and 314,878 NUSF if the leases are not renewed. In order to accurately reflect future requirements, an update of the amount of office space in the 2003 CSFP was needed. This was accomplished by contacting all the Rockville Core users and requesting them to complete a brief questionnaire. Updated statistics are included in the Data Collection Section.

This study developed a methodology to assess the existing buildings and analyze the potential uses for each block. The best two uses for each block were combined, providing 16 possible alternate master plan schemes for the four blocks in the study. These schemes were rated and the highest scoring scheme was selected. From this medium density scheme, low density scheme and a high density scheme were developed. A flow chart of the methodology is included in Section II.

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After incorporating input from the Steering Committee, the team developed a master plan that combined urban design elements from the low density and medium density schemes and increased the size of the buildings to accommodate growth and lease consolidation on Blocks A and B. This allowed Block D to be available for potential development.

All of the schemes coordinate with the Rockville Town Center Master Plan and use the current 2007 City of Rockville zoning which imposes a 75-foot height limit on all the blocks in this study except Block A, which has a 100-foot height limit. Projects on Block A can also use the optional method, which allows heights of 235 feet and increased FAR to 6. Projects on Block B can use the optional method to increase height to 100 feet, but there is no increase in FAR allowed. The proposed zoning changes would dramatically affect the allowable heights with a maximum of 100 feet on Block A and 50 feet on Block B. Adoption of a new zoning ordinance is a long process and the proposed changes have not completed public input and are likely to evolve before approval.

I.2 Statement of Goals

The goals of the Government Core Facilities Optimization Master Plan are:

- **Respond to Short Term County Growth Needs to 2015**
- **Respond to Long Term Growth Needs to 2025 and Beyond**
- **Speed and Ease of Implementation**
- **Cost Effectiveness**
- **Creation of a Suitable Government Complex**

SECTION II MASTER PLAN METHODOLOGY

II.1 Introduction

II.2 Master Plan Methodology Flow Chart

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SECTION II MASTER PLAN METHODOLOGY

II.1 INTRODUCTION

In order to be able to conduct a thorough investigation of all possible scenarios that could happen in the Central Core, we have divided the Core into four logical blocks.

Block A: Judicial Center & Executive Office Building

Block B: Council Office Building & Parking Garage

Block C: Red Brick Courthouse & Grey Courthouse

Block D: Jury Parking Lot

The methodology for the development of the master plan is outlined on page 4 of this section. In summary, we need to collect all data related to the blocks, including current conditions and any applicable zoning regulations and then develop a system of analysis that provides us with all possible scenarios that can take form on each block.

The consensus of the team was to develop a methodology that would provide an objective process for selecting the preferred master plan scheme. Blocks A & B of this study are zoned currently TC-3 or TC-4 which allows increased density. The increased capacity of these blocks generates numerous alternates and possible combinations, all of which should be considered in the earlier stages of analysis. This objective methodology is in contrast to a more subjective approach where the vision of an experienced master planner / architect is the primary force behind the Master Plan.

Numerous data collection tasks were undertaken to provide information to the team. Two of the tasks required information that had to be gathered from people outside of the team. The first was an update of the staffing and space requirements as detailed in the Countywide Strategic Facility Plan (CSFP) for the Rockville Core dated 2003. A letter/questionnaire requesting verification and updating of the staffing requirements in the 2003 report was sent to each user. Information on future requirements out to the year 2025 was also gathered. There were only minor differences from the original report. The amount of additional space required in the future was calculated by multiplying the staff growth number by a square footage factor per person.

The second area of data collection that required input from people outside of the team was the evaluation of the existing buildings. The data was collected by observation, as well as the development of an evaluation form and interviews with the Division of Operations personnel. The focus was to determine overall condition, the ability to meet County growth needs to the year 2025, the repair and replacement projects necessary and ability of the space to be reconfigured to meet future office needs. Each question was scored a 3, 2, or 1. A score of 70 or above was defined as retain building with continued good preventive maintenance; 50 to 70, retain building with needed repairs; 50 and below, major renovation or replace the building unless there are historic preservation considerations.

Other data collected included site area, zoning, available FAR, existing parking, parking entrances, pedestrian routes, mass transportation locations and the Rockville Town Master Plan.

The above data informs the team of the current needs and links to the matrix of potential uses for each block by suggesting appropriate alternate development density. A wide range of graphic alternates (icons) for the potential use of each site can be generated, evaluated with criteria and narrowed to the two highest scoring for each block. For example, if the County future office need is for 150,000 S.F. and one

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alternate for a block can provide 75,000 SF, then it would not be one of the two best uses if there are alternates that can provide 100,000 SF or 150,000 SF.

Since there are four blocks and the best potential use for each block has been narrowed to two, there are 16 possible master plan combinations ($2 \times 2 \times 2 \times 2$). The next step in the methodology is to score the 16 and select the highest scoring scheme, which was a medium density plan. In order to validate the evaluation criteria, two alternate master plan approaches were developed. One was a low density scheme that would only build what was needed to meet the County's 2025 growth needs. The other scheme was a high density scheme (or developer type scheme) that had a goal to maximize the building potential on all of the sites.

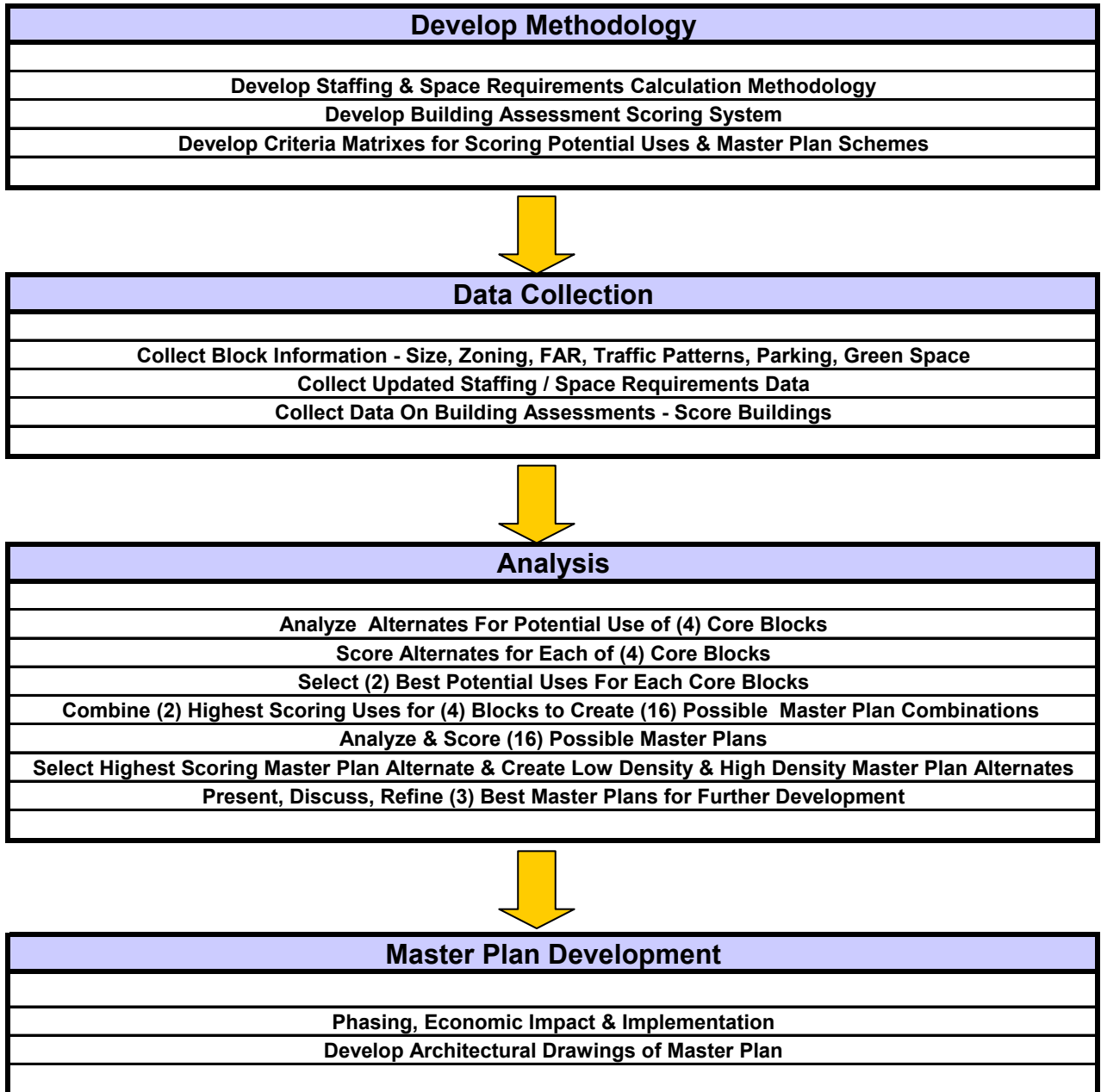
The next step was to develop the schemes represented by the graphic icons into more detailed site plans and massing plans, which allows additional scoring.

These three separate approaches were evaluated to select the best approach for a final master plan based on the study's goals. This study includes the implementation, comparative analysis and economic impacts. After the final analysis and input from the steering committee, the final master plan was developed.

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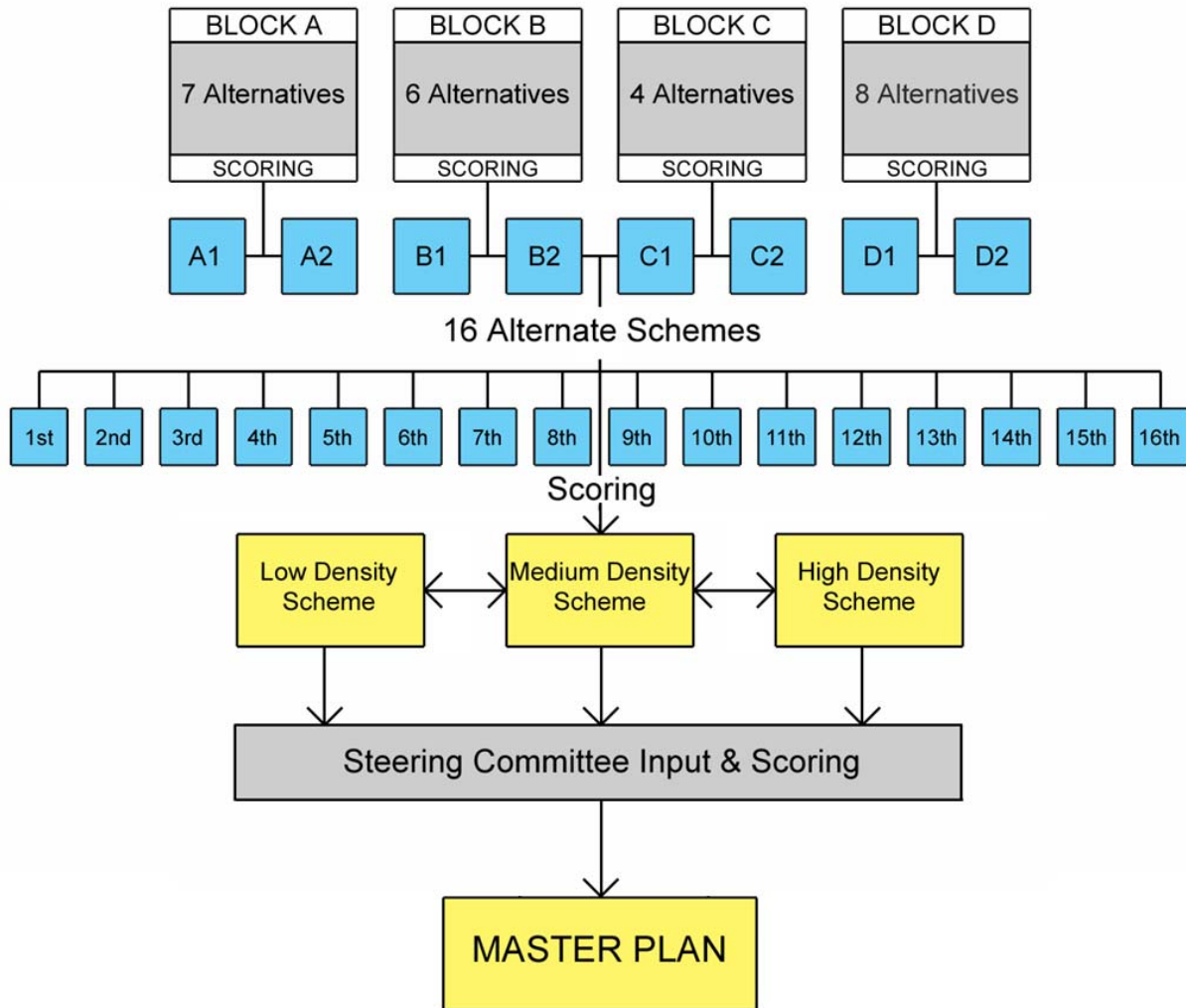
II.2 MASTER PLAN METHODOLOGY FLOW CHART

MASTERPLAN METHODOLOGY FLOW CHART



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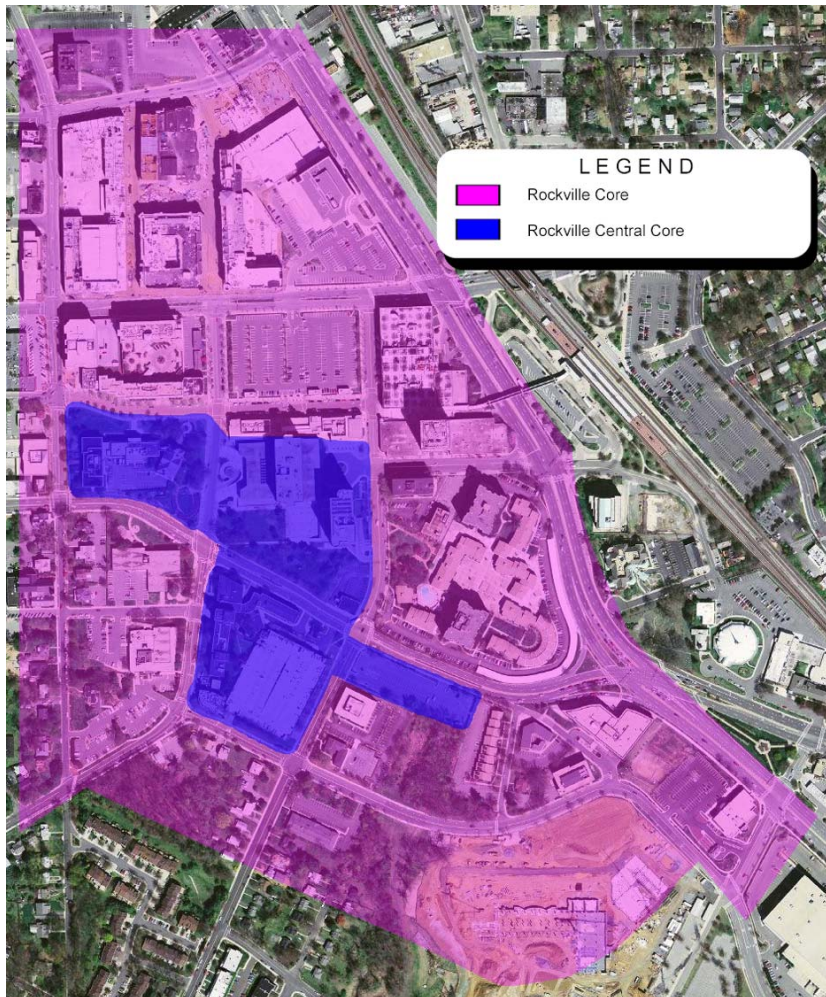
SECTION III ROCKVILLE CENTRAL CORE DATA COLLECTION

III.1 INTRODUCTION

This section presents the data collected and used as the knowledge base for the analysis and development of the Rockville Central Core Block Alternates. Since the properties in the central core are very limited it is necessary to plan the blocks as a whole and not plan individual buildings. The County parking garage on Block B provides parking spaces for Blocks A & C, plus Rockville Core leased facilities, which makes the blocks interrelated.

There are two types of data collected: the first type is the existing published data for the blocks obtained through research which includes the area of the blocks, the zoning requirements, parking, the Rockville Town Center Master Plan, major pedestrian & vehicular routes, and green space. It was important for the team to have a working knowledge of the parameters of the blocks in order to be able to propose a range of solutions. The amount of parking is a critical requirement for any proposed new development. Due to close proximity of a Metro station, parking reductions of up to 40% can be taken based on walking distance from the transit stop.

It was a goal to enhance existing pedestrian, traffic and parking patterns as well as city planning efforts by the City of Rockville. The County and the City of Rockville have recently coordinated with the Rockville Town Center extension of Maryland Avenue and with the County relocating the new library as part of the development. The results are outstanding and will continue to increase as the housing component is completed and occupied.



The Rockville Core based on the County Wide Strategic Facilities plan includes the following facilities:

- **Rockville Library**
- **Bernard J. Crooke Building**
- **110 N. Washington**
- **401 N. Washington**
- **255 Rockville Pike**
- **51 Monroe Street**
- **600 Jefferson Plaza**
- **Fleet Street Properties**
- **Rockville Central Core Facilities**

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The second type of data was new data that was collected specifically for this study and includes updating of the staffing requirements and a building conditions assessment. The staffing requirements data was accomplished through a needs questionnaire, analysis of the responses and compiling the data. The questionnaire was in the form of a letter that was sent to the user groups that were identified in the previous County Wide Strategic Facility Plan (CSFP) dated 2003, that were to remain in the Rockville Core. The questionnaire asked the user groups to verify the staffing requirements in 2007, as well projections contained in the CSFP for years 2010, 2015, 2020. The questionnaire also requested a new projection for the year 2025. The five year time frames coordinate with other County planning studies such as the Judicial Center Program of Requirements. The 2025 time frame was added to this study since master plans typically have a longer horizon and an 18 year look into the future of the County requirements is important when making master plan decisions which include construction of substantial new facilities.

The staffing requirements data is presented in spreadsheet format by Executive Office Building, Council Office Building, Judicial Center (including Grey Courthouse) and other County leased buildings within the Rockville Core. Each of the buildings has a subtotal so that the growth trends are clearly stated per five year time frame. The final spreadsheet shows the staffing requirements for the buildings in the Rockville Central Core (Blocks A, B, C) as well as for the leased buildings in the larger Rockville Core. The final bar graph is linked to the spreadsheet and gives a graphical representation of the growth for each building category in five year increments.

After the total growth of staff was determined for each building category, the space requirements were calculated based on the required square footage per person for the staff of both the Executive and Council Office Buildings. Due to the different use of the buildings and the difference in the efficiency of the floor plan, space per employee for the two buildings differed. The difference remained even after excluding the large public use spaces such as cafeterias and auditoriums from the calculations. For the Executive Office Building the factor was 290 square feet per person and for the Council Office Building the factor was 450 square feet per person. The total staff growth for the Council Office Building out to year 2025 is only 47 so this higher factor will not have a major impact in the development of the master plan. The space requirements for the Judicial Center were those contained in the Judicial Center Annex Program of Requirements dated June 9, 2006.

New data was collected in spreadsheet format for an assessment of the condition of the central core buildings. The methodology for the assessment of the buildings included observation, developing thirty evaluation questions, interviews of Operations management and scoring. The questions that were developed covered the major attributes of the building and were geared to give the team sufficient information at the appropriate level of detail for developing master plan alternates. The scoring (see Section II Methodology) provides the information regarding the future ability of the buildings to meet County needs and if the site could have a better utilized to meet County current and future space needs. The questions were equally weighted to avoid bias. Some important building elements, such as HVAC, received greater weight due to more questions in this category.

There are 17 notes on the criteria for the evaluation questions included after the last question for each building that define the meanings of the terms contained in the questions. For example, the question concerning the age of the HVAC system used 20 years as the typical lifetime of a commercial system.

III.2 EXISTING ROCKVILLE CENTRAL CORE INFORMATION

III.2A ROCKVILLE CENTRAL CORE BLOCKS

The colored areas indicated below represent the Rockville Central Core's four blocks that comprise the area of study for the Master Plan. The County owns the majority of Block A excluding the corner bank site and the retail along Montgomery Avenue. Block B is owned exclusively by the County. Block C is owned by the County except for the City of Rockville park on the southeast corner. Block D is partially owned by the County and is the smallest site. Blocks A & B are separated by Jefferson Street, which has heavy traffic. The county parking garage utilizes both Jefferson and Monroe Streets. The connection between Blocks A & C along Maryland Avenue is significantly better due to lighter and slower vehicular traffic. The more pedestrian nature of this street is marked by special street pavers.



A – Judicial Center & Executive Office Building

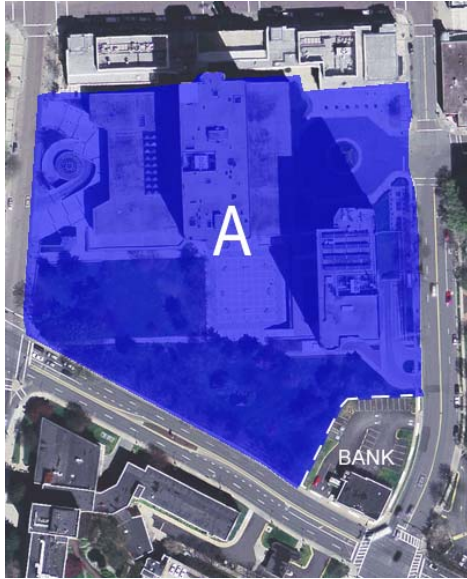
B – Council Office Building & Parking Garage

C – Red Brick Courthouse & Grey Courthouse & Annex

D – Jury Parking Lot

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III.2B ROCKVILLE CENTRAL CORE BLOCKS – BLOCK A



Executive Office Building, Judicial Center & Private Bank

Existing Site Area: 217,667 SF
(without bank site)
5.00 acres

236,359 SF
(with bank site)
5.43 acres

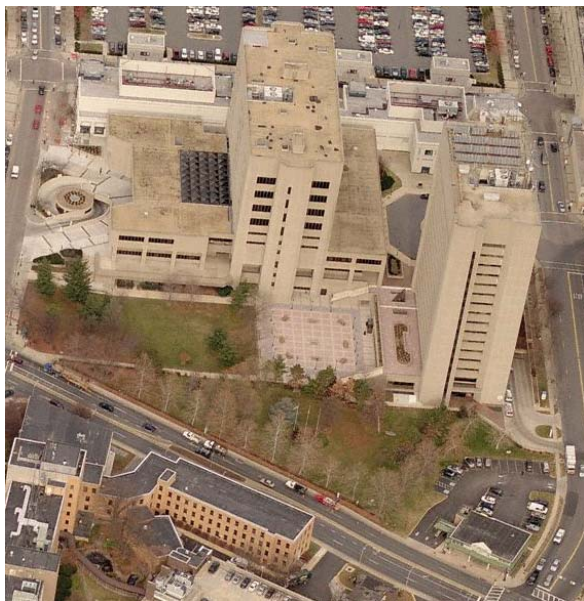
Existing Building Areas
Executive Office Building Total: 240,043 GSF
Judicial Center: 304,871 GSF
Private Bank: 6,478 GSF (approx)

Total Built Area: 551,392 GSF
Zoning Type: TC-4, Town Center 4
FAR: 4.0 (FAR 6.0 by optional method)

Max Height: 100' (may extend to 235' by optional method)
Setback Requirements: None Required

Max Built Area – without bank site (Site Area X 4.0 FAR): 870,668 GSF
Max Built Area – without bank site (Site Area X 6.0 FAR): 1,306,002 GSF
Available Building Area – without bank site (4.0 FAR): 325,754 GSF
Available Building Area – without bank site (6.0 FAR): 761,008 GSF

Max Built Area – with bank site (Site Area X 4.0 FAR): 945,436 GSF
Max Built Area – with bank site (Site Area X 6.0 FAR): 1,418,154 GSF
Available Building Area – with bank site (4.0 FAR): 400,522 GSF
Available Building Area – with bank site (6.0 FAR): 873,240 GSF



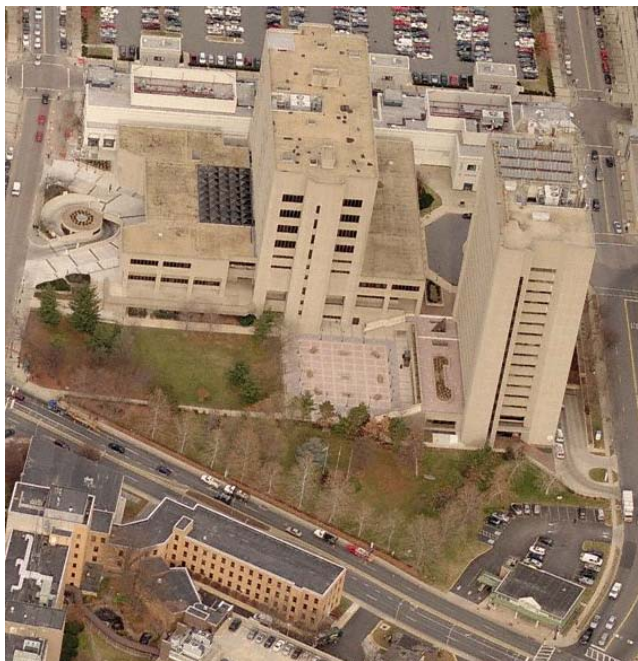
Aerial Photo Facing North - Judicial Center (left), Executive Office Building (right) & Bank (lower right)



Aerial Photo - Judicial Center & Executive Office Building floor plan overlays. The retail building on the north side of the site as well as the bank building and parking lot on the southeast corner are privately owned.

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Block A - Executive Office Building – EOB- Photos



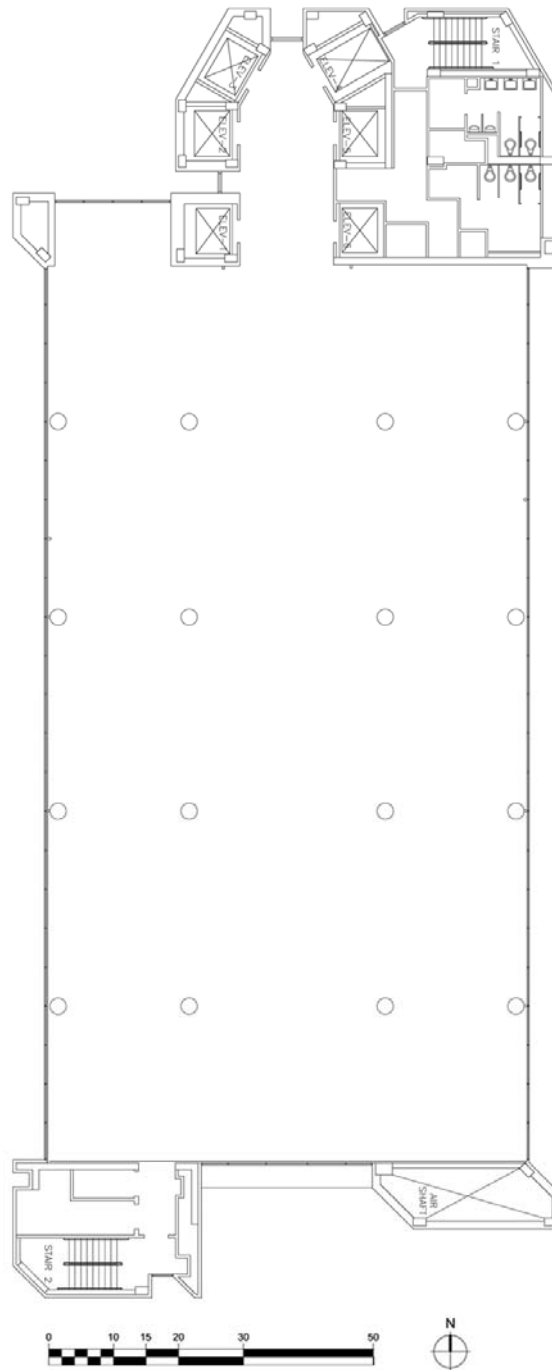
Aerial Photo – Executive Office Building on right, Judicial Center on left. The two buildings share a central plaza as well as underground parking facilities.



Aerial Photo – Executive Office Building on right, has 15 stories above grade, as well as a terrace lower level that contains the cafeteria, which has direct access to the outdoor plaza. The Judicial Center on left has 9 stories above grade, and connects to the cafeteria space on the terrace level.

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Block A - Executive Office Building – EOB- Floor Plan



Fifth Floor – Typical of Floors 2-15. There is 15,500 GSF per floor. Locating the fixed core elements on the ends of the floor plate provides uninterrupted flexible office space for County office space requirements.

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Block A - Judicial Center – JC – Photos



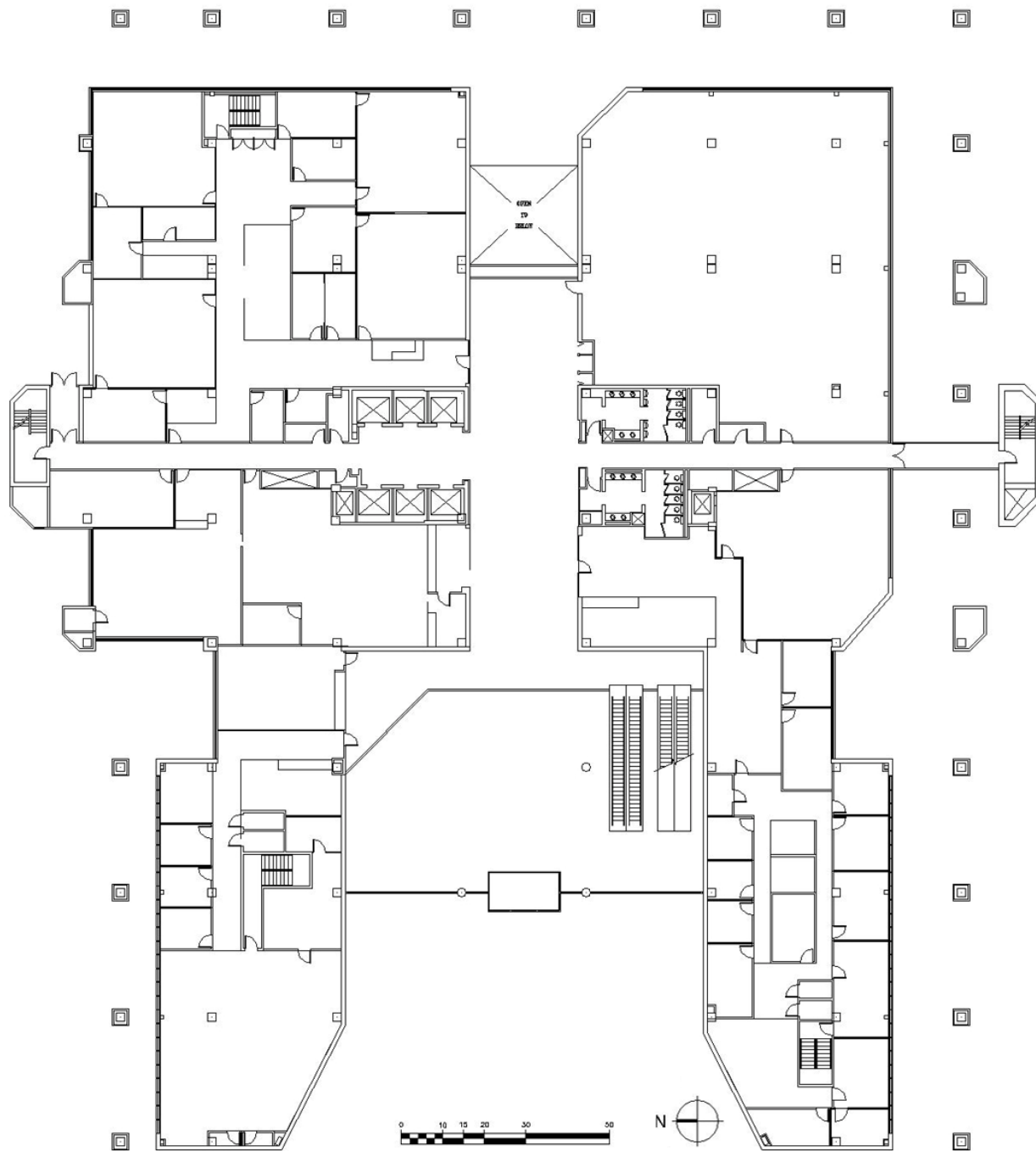
Photo – Judicial Center East Entrance. The two story colonnade connects to an exterior walkway through the retail building to the north, allowing easy access to the Montgomery Avenue Pedestrian District.



Photo – Judicial Center West Entrance. The two story building element serves as the entry to the high-rise tower that contains the double-story courtroom floors. This parking entry serves only official vehicles.

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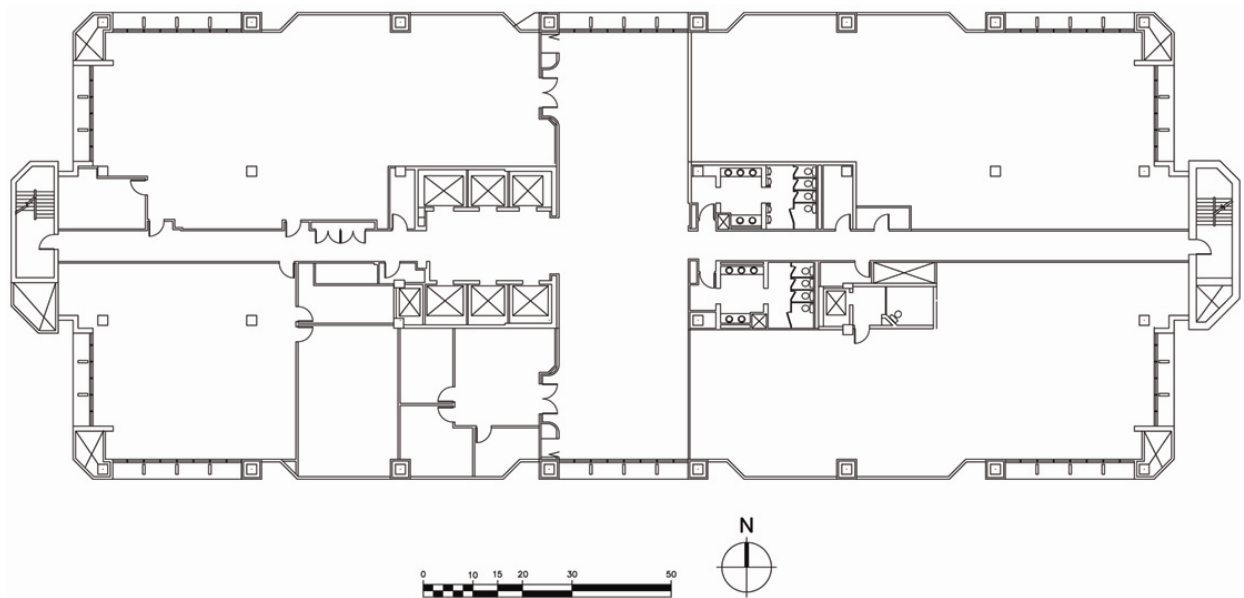
Block A - Judicial Center – JC – Floor Plan



Second Floor Plan - The Judicial center has a more specialized floor plan with a two story main entrance and escalators to service the large numbers of public visitors. The building core is well designed and centralized.

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Block A - Judicial Center – JC – Floor Plan

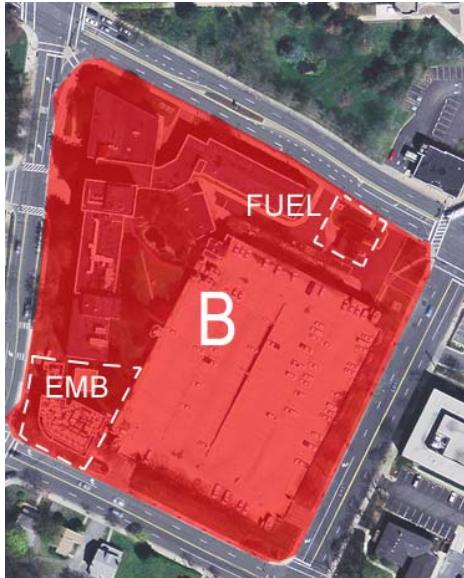


Sixth Floor Plan – The upper floors of the Judicial Center house offices and double-height courtroom facilities. The central core and emergency stairway configuration is identical for the upper floors.

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III.2C ROCKVILLE CENTRAL CORE BLOCKS – BLOCK B

Council Office Building, Emergency Management (Bernard Crooke) Building, Parking Garage



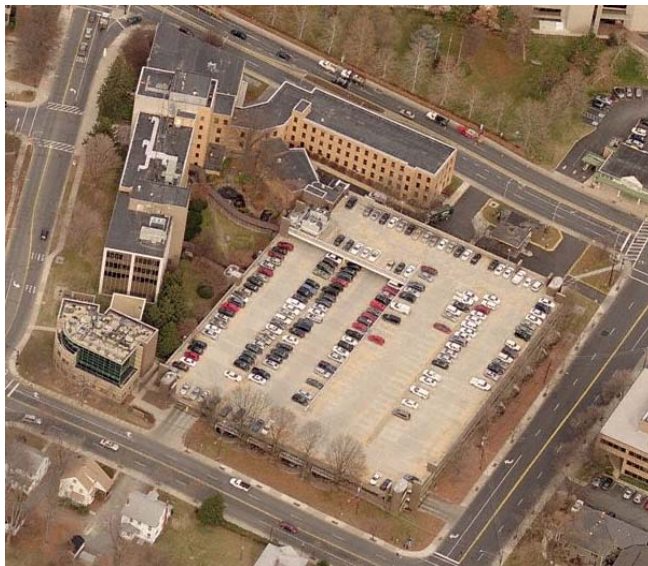
Existing Site Area: 211,016 SF
4.84 acres

Existing Building Areas
Council Office Building: 143,394 GSF
Emergency Management Bldg: 12,477 GSF (approx)
Parking Garage (above grade levels): 237,516 GSF (approx)*
**Per Rockville zoning department, garage not included in FAR*

Total Built Area: 155,871 GSF
(garage not included)

Zoning Type: O-1, Office Building 1
FAR: 3.0 (max)
Max Height: 75'
Setback Requirements: None required

Max Built Area (Site Area X 3.0 FAR): 633,048 GSF
Available Building Area (without garage): 477,177 GSF



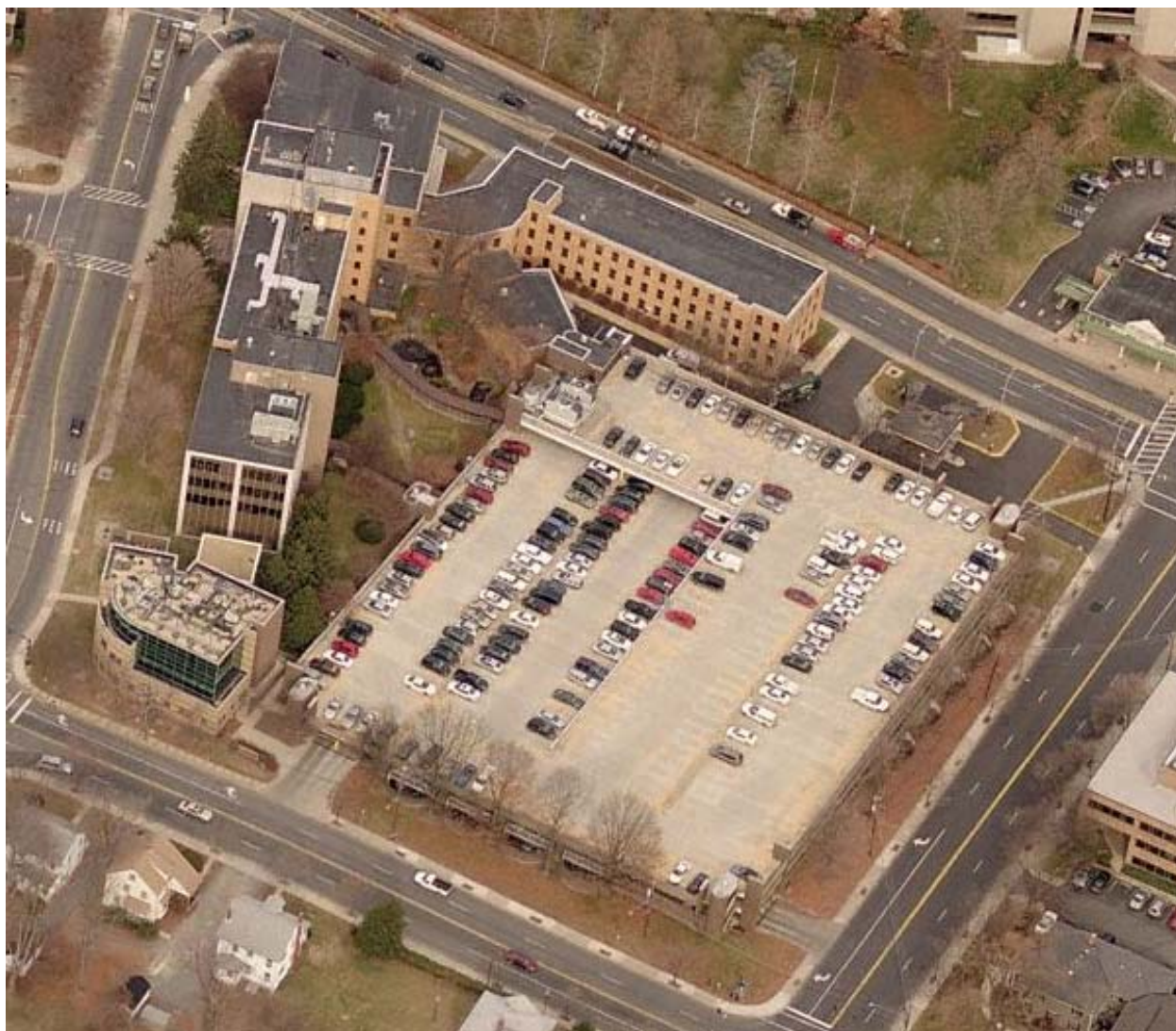
Aerial Photo Facing North - County Office Building (top left),
Emergency Response Center (bottom left), parking garage



Aerial Photo – County Office Building floor plan overlay

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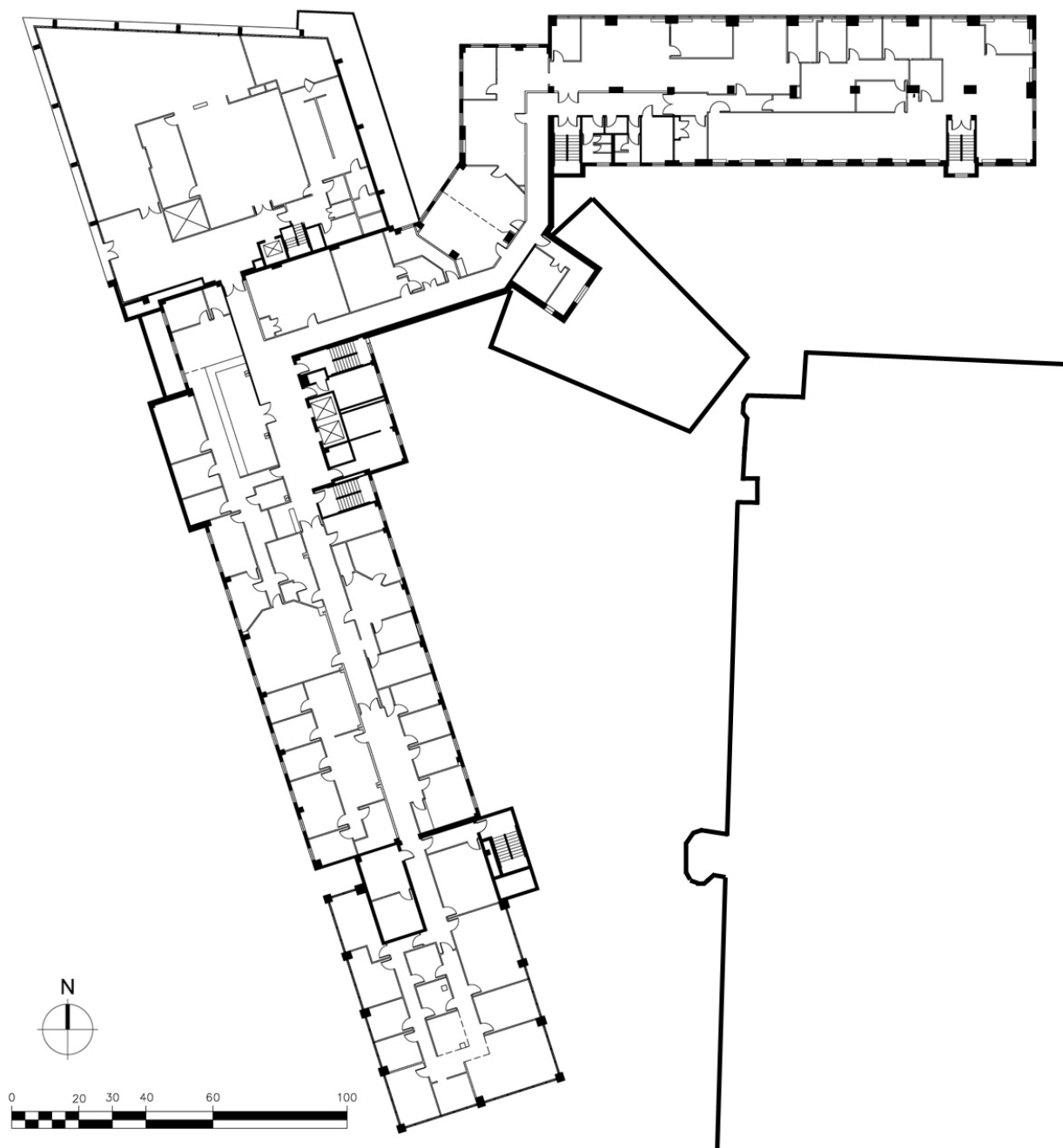
Block B - Council Office Building – COB – Photo



Aerial Photo Facing North – This close up view shows the numerous additions to the Council Office Building and the resulting varying heights. The parking garage takes advantage of the slope of the site. The side that faces Jefferson street is four stories above grade, and the opposite side is two stories below grade and two stories above.

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Block B - Council Office Building – COB – Floor Plan



First Floor Plan - The complex floor plate and lack of a centralized building core, which is a result of the multiple building additions that have occurred over time and created a building that is less flexible in meeting county needs. To the right is the outline of the four story parking garage.

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III.2D ROCKVILLE CENTRAL CORE BLOCKS – BLOCK C

Red Brick Courthouse, Grey Courthouse & Courthouse Annex



Existing Site Area: 152,212 SF
City-owned Park Area: 16,493 SF

County-owned Site Area: 135,719 SF
3.12 acres

Existing Building Areas
Red Brick Courthouse: 20,364 GSF (approx)
Grey Courthouse: 40,011 GSF (approx)
Grey Courthouse Annex: 35,799 GSF (approx)

Total Built Area: 96,174 GSF (approx)

Zoning Type: TC-3, Town Center 3
FAR: 3.0 (max, no FAR increases by optional method)
Max Height: 75' (may extend to 100' by optional method,)
Setback Requirements: None required



Max Built Area (Site area X 3.0 FAR): 407,157 GSF
Available Building Area: 310,983 GSF

Aerial Photo –Red Brick Courthouse, Grey Courthouse and Annex floor plan overlay



Aerial Photo Facing South – (from left) Red Brick Courthouse, Grey Courthouse & Annex building. The angled, historic Red Brick Courthouse connects to the Grey Courthouse. The symmetrical, neoclassical Grey Courthouse has a historical façade and connects three stories to the annex on the West.

Government Core Facilities Optimization Master Plan

Block C - Red Brick Courthouse – RBCH – Photos



Photo – Red Brick Courthouse is a historic structure which is set back from the street and is surrounded by mature trees. The main entrance is raised above the rusticated base of the partially exposed basement.



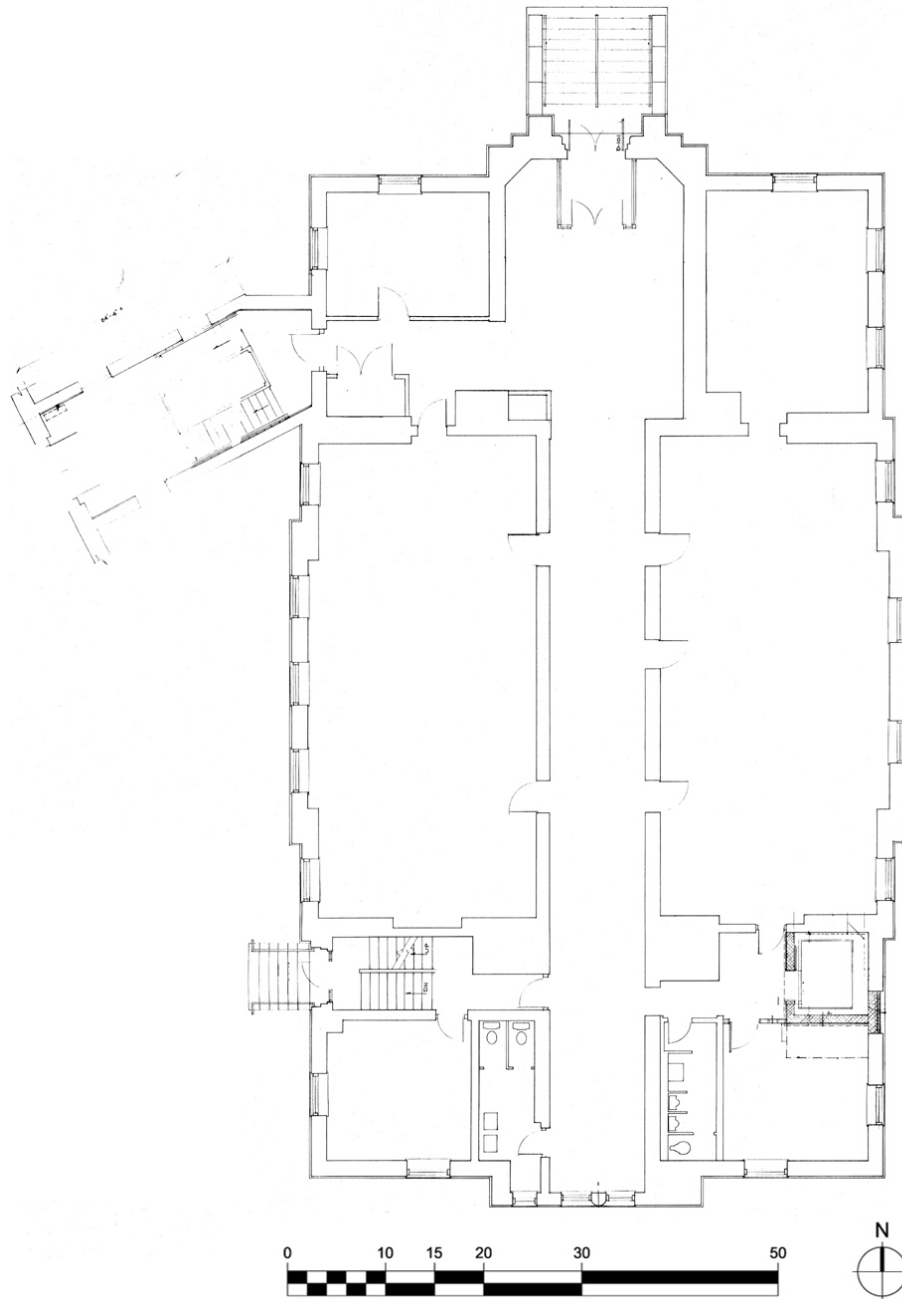
Photo – Red Brick Courthouse and fountain that is part of the entry sequence.



Aerial Photo – Red Brick Courthouse. View to the west, shows the orientation of the Red Brick Courthouse and its relationship to the significant green space around the fountain and the elliptical 9/11 Memorial Park.

Government Core Facilities Optimization Master Plan

Block C - Red Brick Courthouse – RBCH – Floor Plan



Red Brick Courthouse - 1st floor plan. The floor plan illustrates the historic character of this structure with its heavy masonry walls, central corridor and connector to the Grey Courthouse. It is not flexible for future County needs. Once the courts have relocated, appropriate use and functions must be determined.

Government Core Facilities Optimization Master Plan

Block C - Grey Courthouse – GCH - Photos



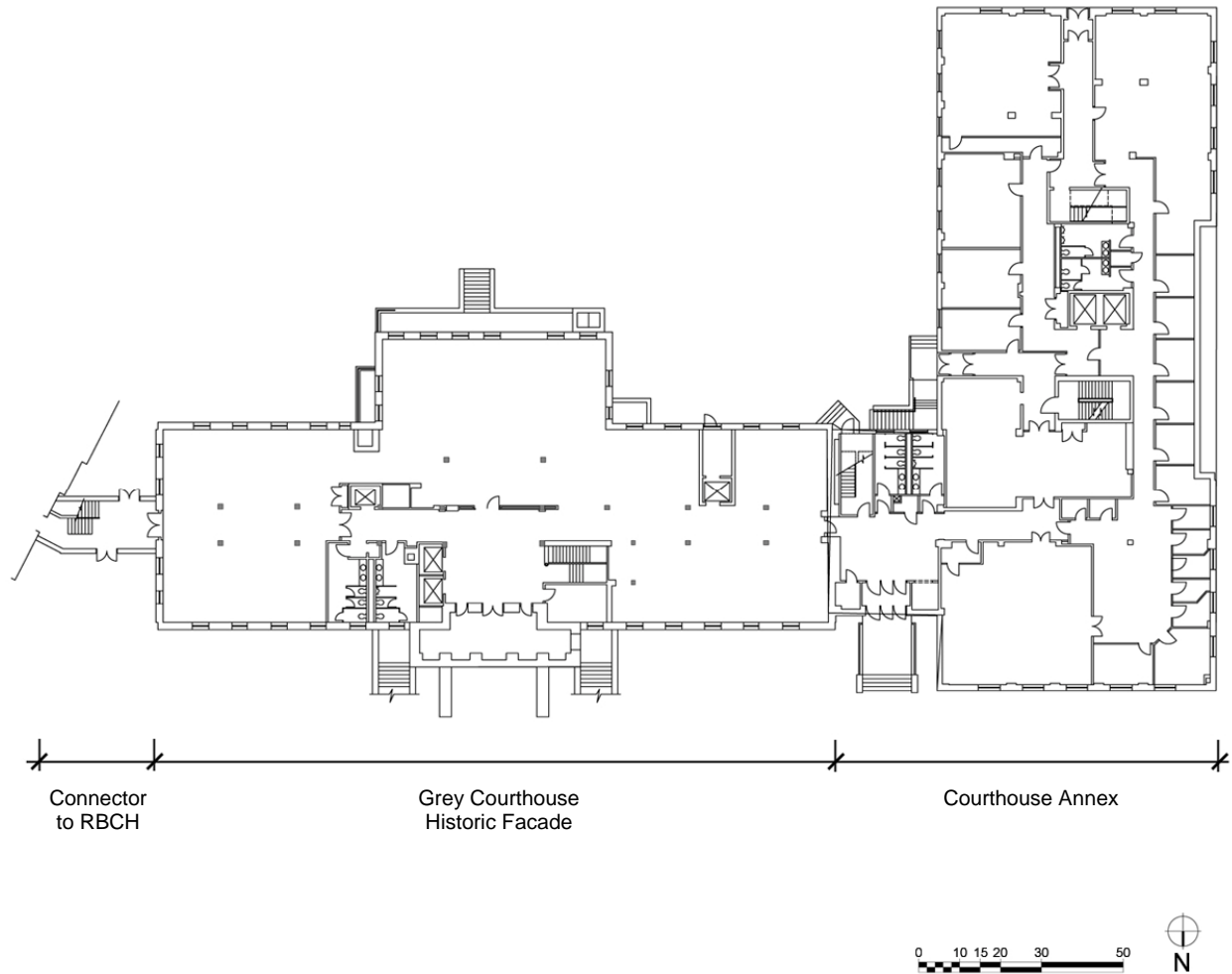
Photo – This close up view of the Grey Courthouse façade shows the three story connection to the annex.



Aerial Photo – In this view of the Red Brick Courthouse, Grey Courthouse & Annex. Note the large setback on the west side of the Grey Courthouse Annex. The new development in the city of Rockville removes the setback requirements for a more urban experience.

Government Core Facilities Optimization Master Plan

Block C - Grey Courthouse & Annex – GCH – Floor Plan



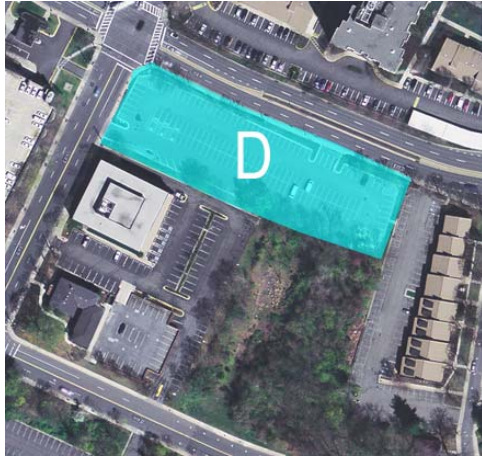
Grey Courthouse -

This floor plan illustrates how the overall floor plate is not flexible in meeting future County needs. There are numerous decentralized building core elements. The building is not fully ADA compliant.

Government Core Facilities Optimization Master Plan

III.2E ROCKVILLE CENTRAL CORE BLOCKS – BLOCK D

Jury Parking Lot



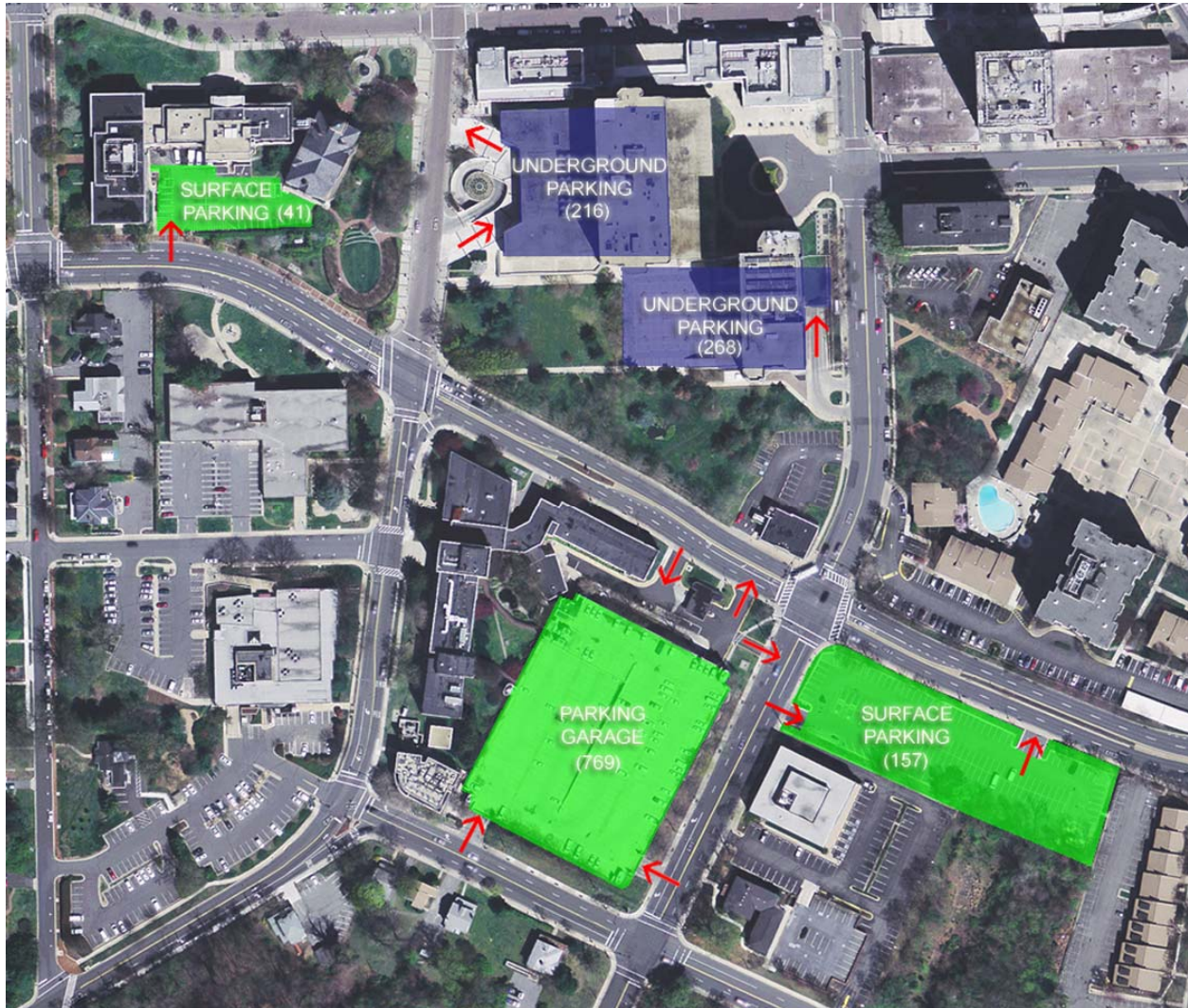
Existing Site Area:	55,016 SF 1.26 acres
Existing Building Area:	0 GSF
Total Built Area:	0 GSF
Zoning Type:	O-1, Office Building 1
FAR:	3.0 (max)
Max Height:	75' (may extend to 90' with certain criteria)
Setback Requirements:	15' at rear, side; none required if façade has no windows.
Max Built Area (Site Area X 3.0 FAR):	165,048 GSF
Available Building Area:	165,048 GSF



Jury Parking Lot Aerial Photo – Views toward North

III.2F ROCKVILLE CENTRAL CORE BLOCKS - EXISTING PARKING & ENTRANCES

This aerial map shows each of the buildings and their primary parking areas. The four story garage on block B provides overflow parking for county employees as well as public parking. The surface parking on lot D is for jurors and is known as the jury lot.

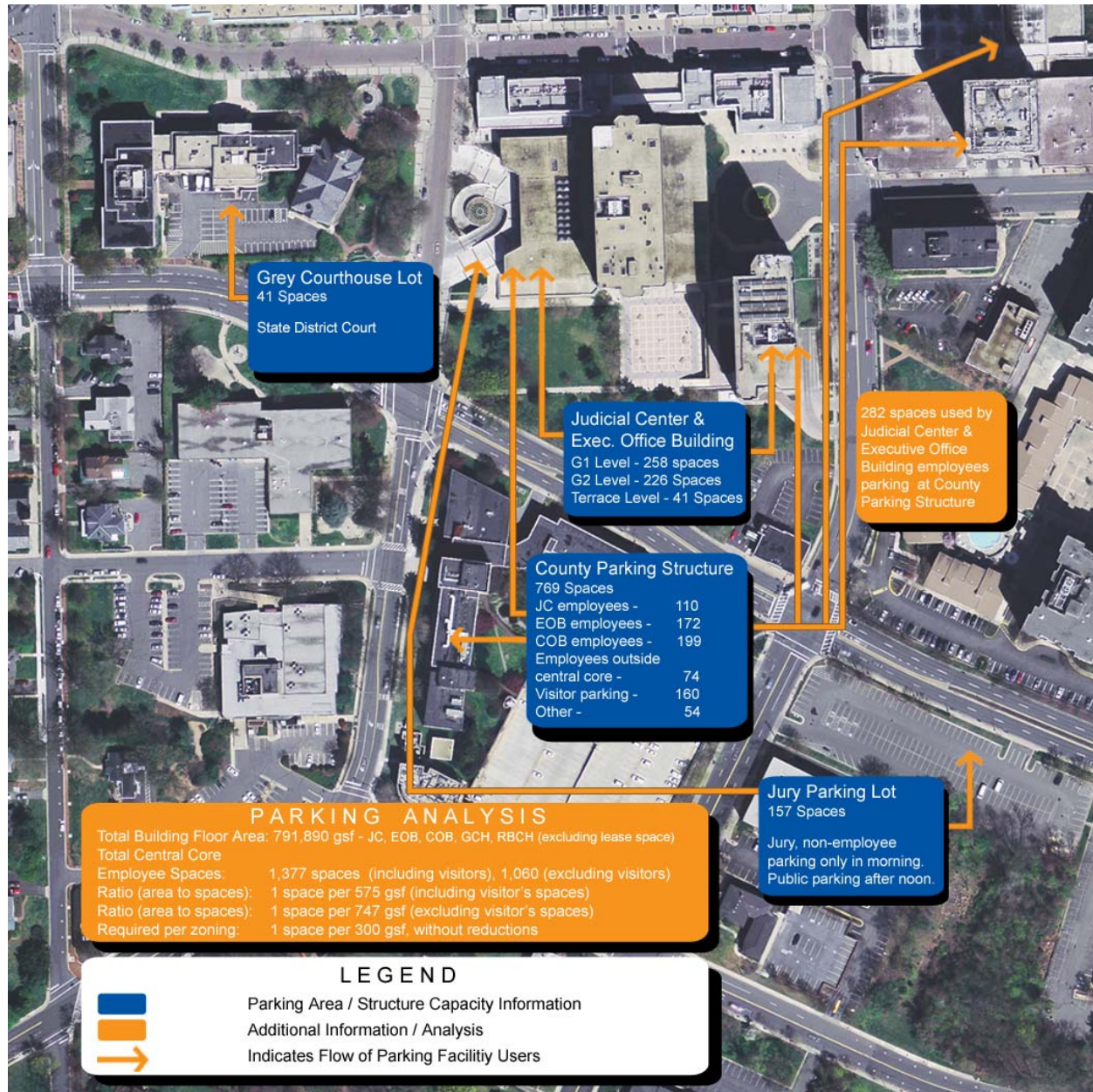


The four story above ground parking garage on Block B provides 3 levels of parking for employees, as well as one level of paid public parking. There is no public parking on any of the other county parking facilities.

Government Core Facilities Optimization Master Plan

III.2G ROCKVILLE CENTRAL CORE BLOCKS - EXISTING PARKING FACILITIES

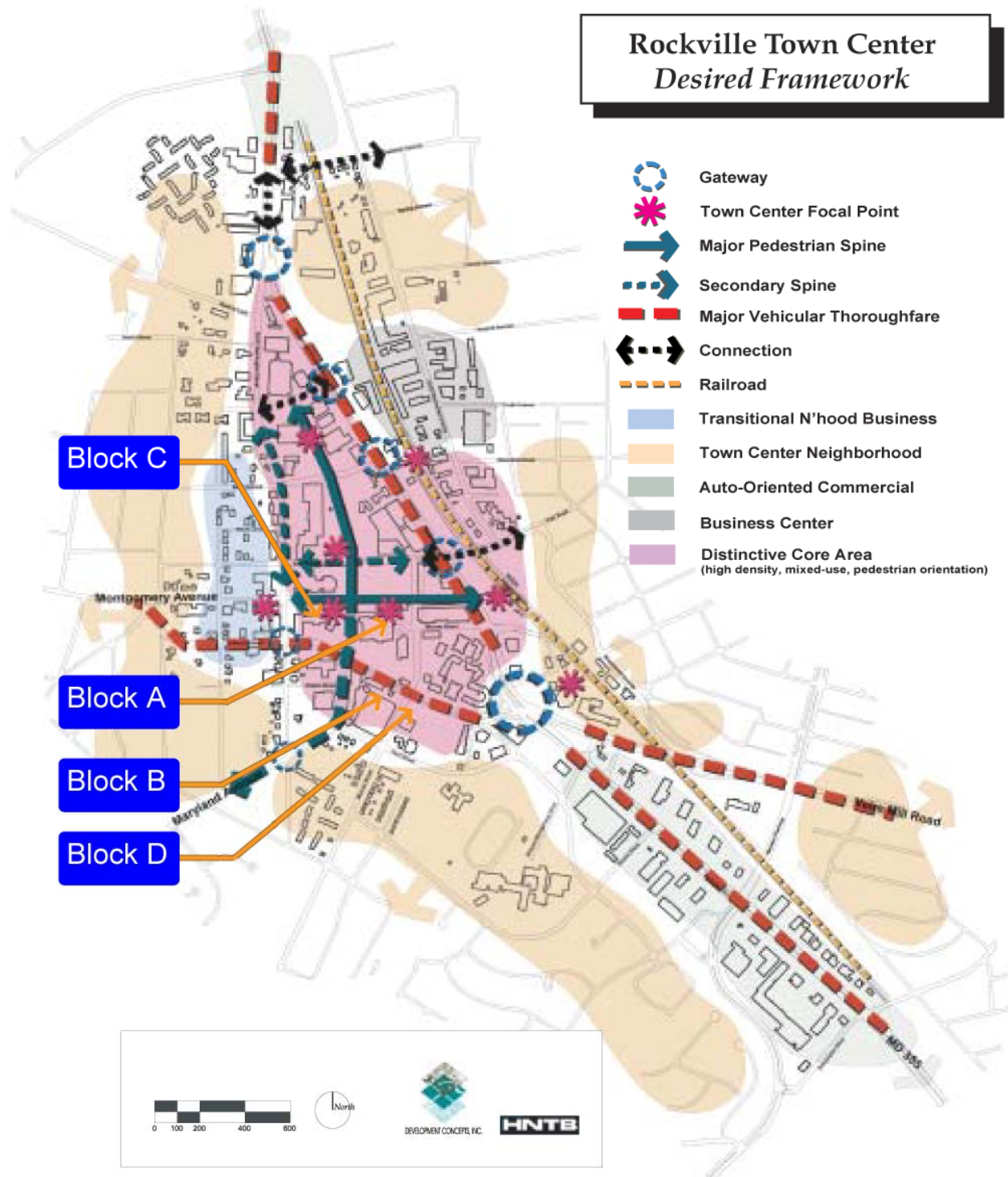
This aerial map shows the location and amounts of parking. Parking in the underground garage of the Judicial Center and Executive Office Building is fully utilized, with additional employees parking in the County Office Building's 4-story garage. Parking at the Grey Courthouse and the Jury lot are used for District Court State employees and Circuit Court jurors, respectively, and are not available for employee usage. The District Court in the Grey Courthouse supplements their parking requirements by leasing approximately 100 spaces from the private sector.



Government Core Facilities Optimization Master Plan

III.2H ROCKVILLE TOWN CENTER – DESIRED FRAMEWORK

This excerpt from the Rockville Town Plan shows the desire of the City to extend the major pedestrian spine of Maryland Avenue south between Blocks A, B, & C.

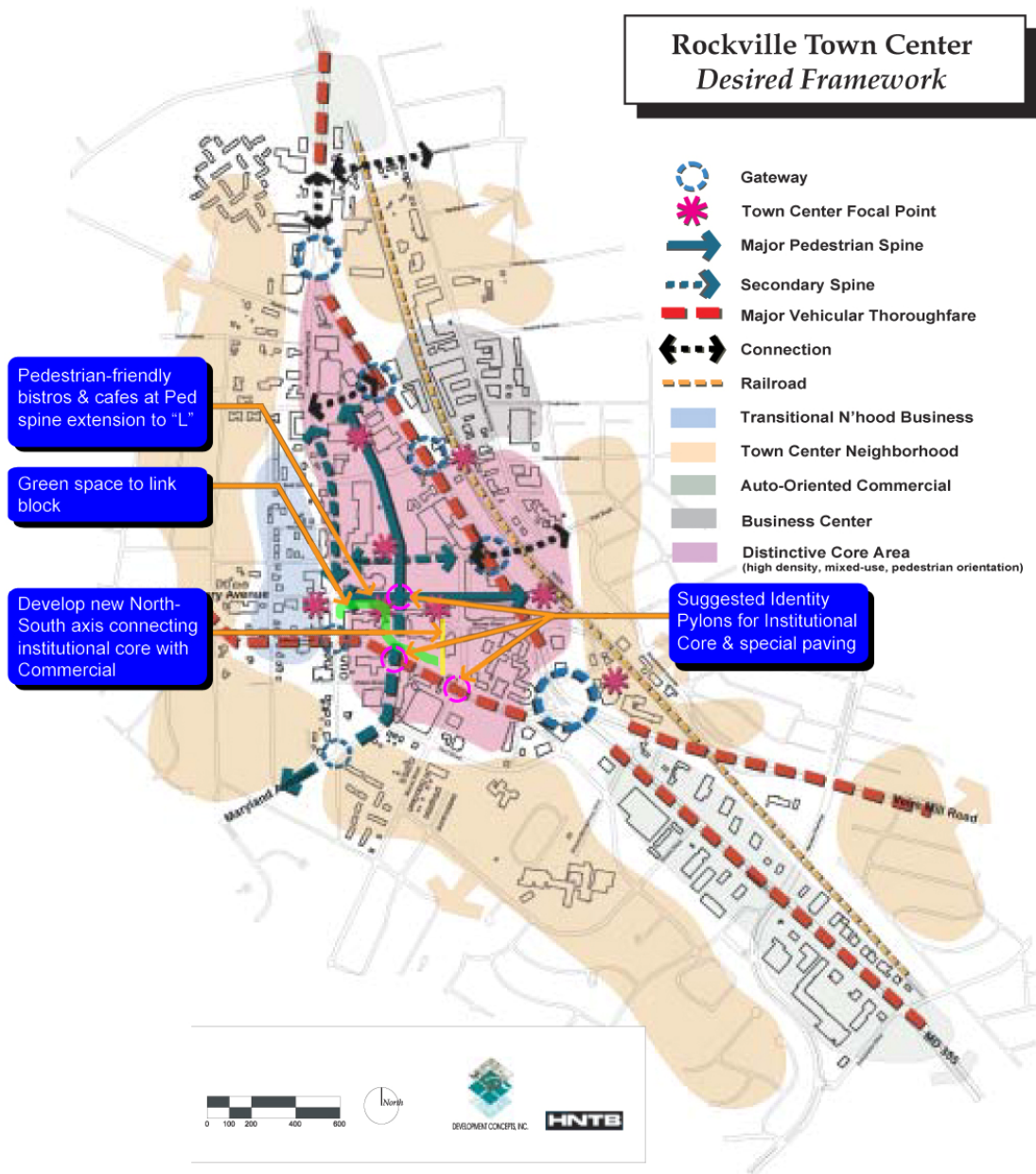


Town Center Master Plan, May 2, 2001 by Development Concepts, INC & HNTB
Adopted by Rockville City Ordinance October 22, 2001

Government Core Facilities Optimization Master Plan

III.2I ROCKVILLE CENTRAL CORE BLOCKS - URBAN DESIGN FEATURES

The Rockville Town Center Master Plan offers opportunities for coordination with future county development. Expansion of the pedestrian district, connections to existing shops and restaurants, enhanced green space and better county identification are all possible on an urban scale.

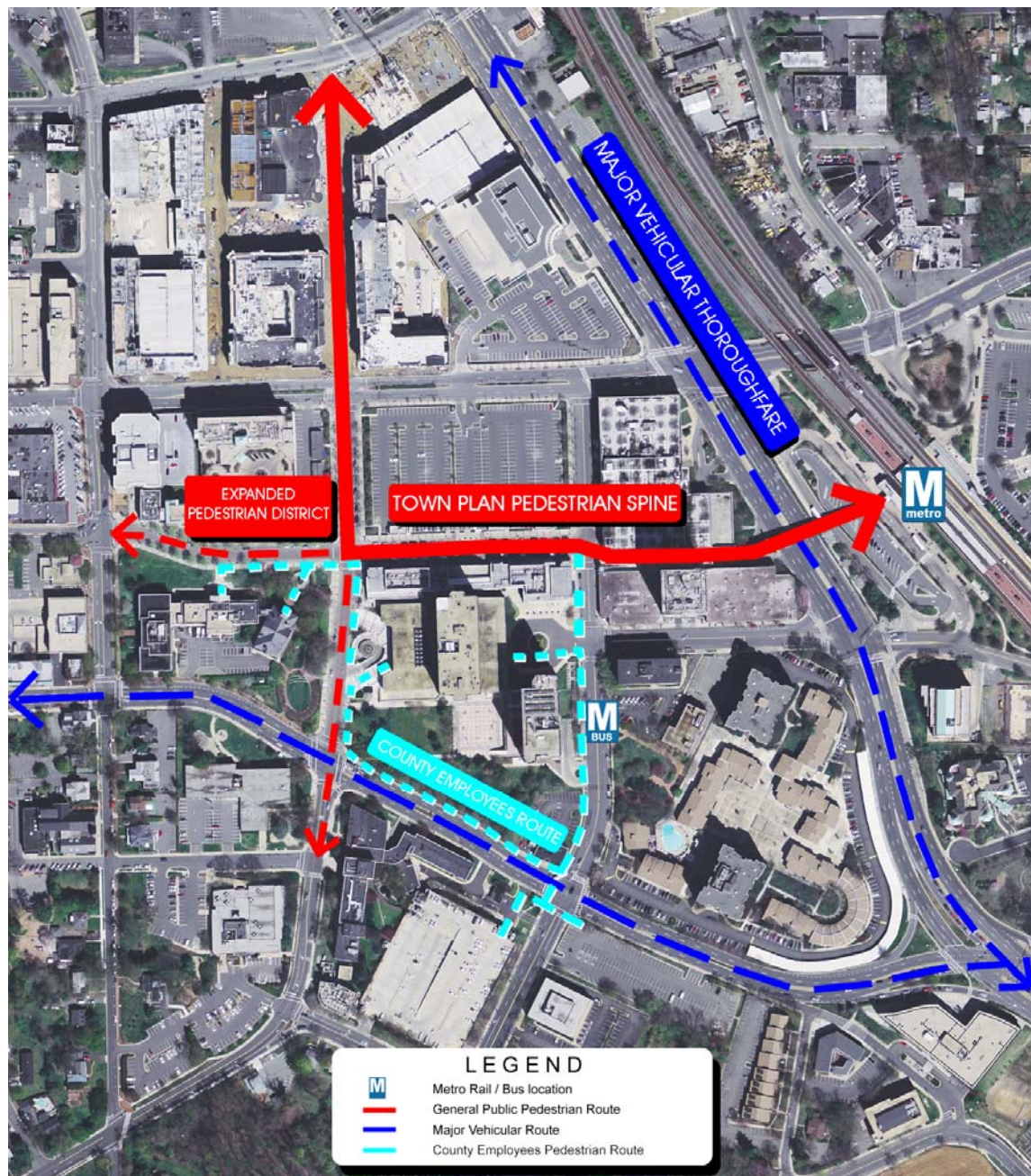


Government Core Facilities Optimization Master Plan

III.2J ROCKVILLE CENTRAL CORE BLOCKS –MAJOR PEDESTRIAN AND VEHICULAR ROUTES

This diagram shows how the Rockville Core is defined on the east by MD 355, a major vehicular route. The major pedestrian “L” shape spine shown with the solid red line has a direct relationship to the Metro station. Promoting pedestrian activity south on Maryland Avenue and west on Montgomery Avenue to create a “T” shape will integrate the County facilities into the desired Rockville Town Center Plan.

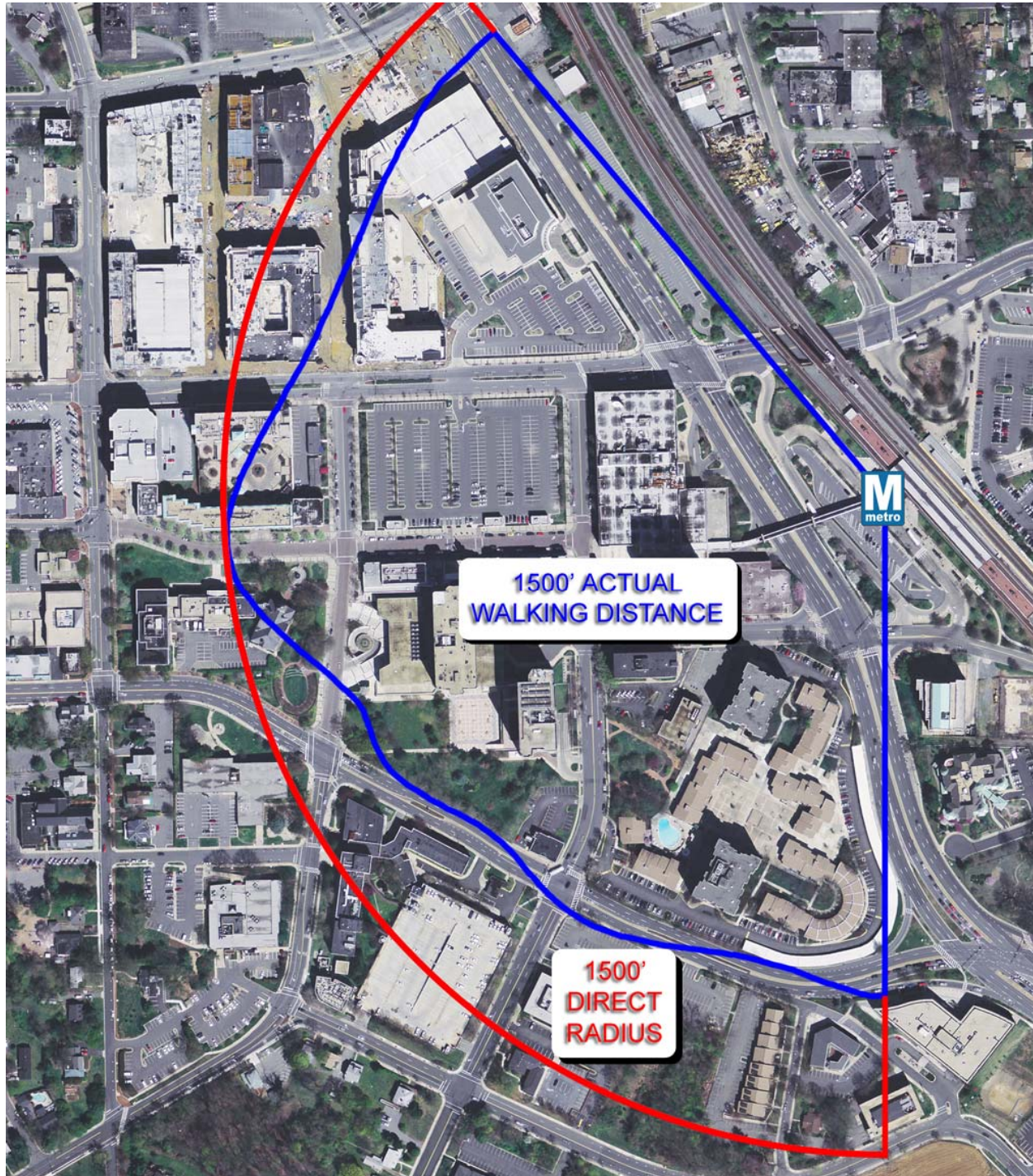
The major vehicular route along Jefferson Avenue separates Block B from Block A, but it is also a major pedestrian route. The master plan should take advantage of this pedestrian activity and provide amenities such as a linear green space on both sides of the street and promote strong visual and pedestrian connections between Blocks A & B. It should also provide safety measures such as elevated walkways and clear signage.



Government Core Facilities Optimization Master Plan

III.2K ROCKVILLE CENTRAL CORE BLOCKS – METRO RAIL PEDESTRIAN PROXIMITY

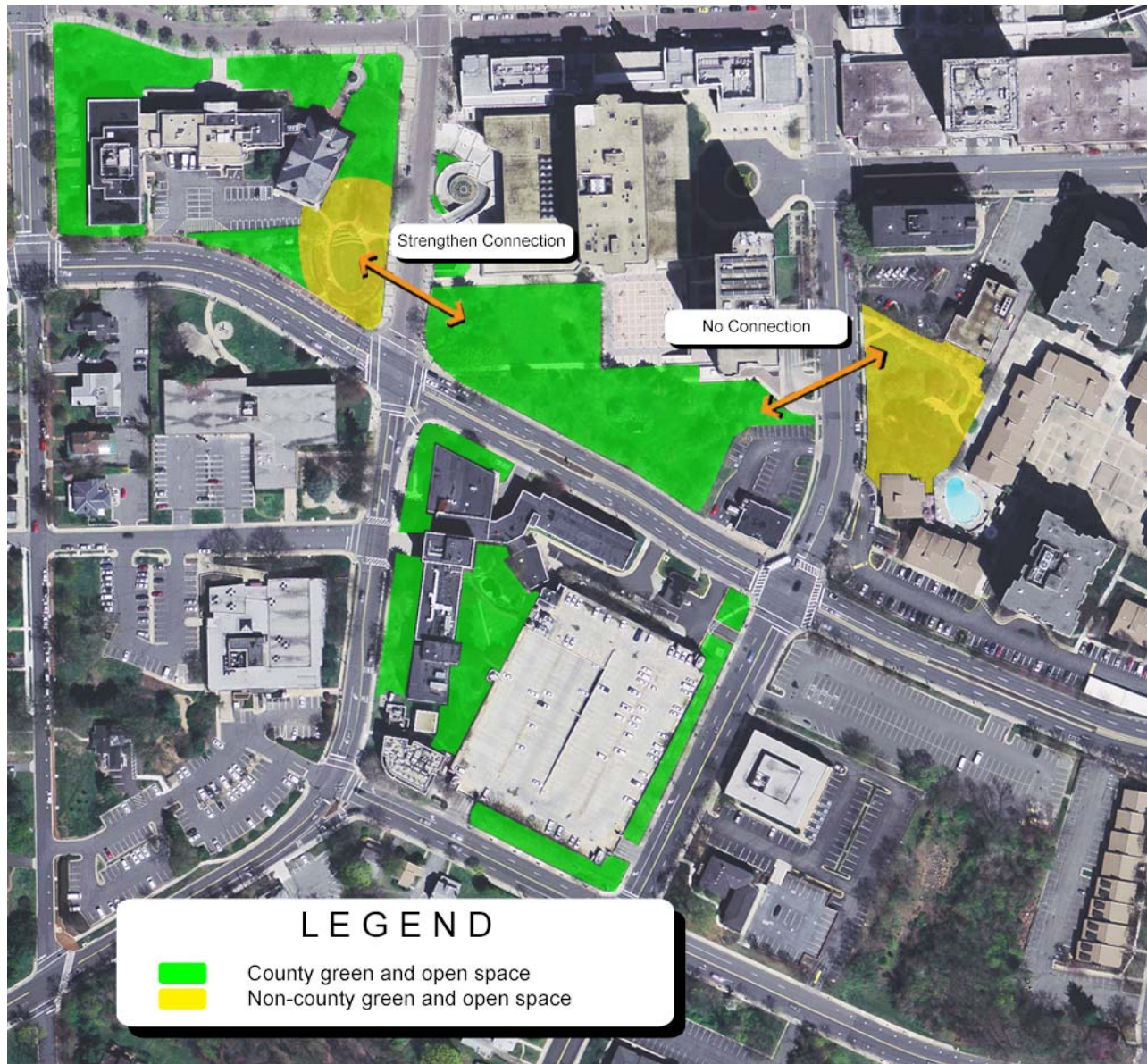
In order to apply for reductions in the parking requirements building entrances must be within 1500 feet of a Metro Entrance. Current zoning regulations refer to 1500 feet of walking distance and proposed changes refer to 1500 feet which would be measured with a radius. The proximity to the Metro rail station affects the parking calculations of any new development on all of the blocks. Current zoning regulations would allow Block A to have a 40% reduction in parking spaces. The other blocks would only qualify for a 30% reduction.



Government Core Facilities Optimization Master Plan

III.2L ROCKVILLE CENTRAL CORE BLOCKS –EXISTING GREEN SPACE

This aerial map shows the existing green space. Maintaining functional public/green space is an important part of developing a suitable government complex for the four core blocks. Making connections between public/ green space will enhance the urban experience. Green spaces can also soften the effect of the heavy traffic along Jefferson Street. Repeating the same type of planting on both sides of Jefferson Street can help create a connection between Blocks A & B.



This diagram illustrates the current green space layout, where public green spaces are scattered, have no meaningful connection, and are mainly comprised of residual space.

Government Core Facilities Optimization Master Plan

III.3 NEW ROCKVILLE CENTRAL CORE INFORMATION

This spreadsheet shows the staff growth in five year increments for both the Rockville Central Core and the Rockville Core. The starting point for the data was the Countywide Strategic Facility Plan which was supplemented and updated by each department.

III.3A MONTGOMERY COUNTY ADMINISTATIVE STAFFING REQUIREMENTS

EXISTING AND FUTURE ADMIN STAFFING REQUIREMENTS WITHIN THE ROCKVILLE CENTRAL CORE								
Buildings/Locations	Group #	Department/ Agency	Existing 2007	Required 2007	2010	2015	2020	2025
ROCKVILLE CENTRAL CORE BLDGS								
Executive Office Bldg- EOB								
	1.0	County Executive	36	38	40	40	40	40
	2.0	Ofc. Of Intergovernmental Relations	5	5	5	5	5	5
	3.0	Ofc of Public Information	12	12	12	12	12	12
	4.0	Office of the County Attorney	65	65	76	80	84	89
	5.0	Ofc. of Management and Budget	33	33	35	36	36	37
	6.0	Department of Finance	78	83	87	87	87	87
	7.0	Human Resources	78	83	88	88	88	88
	8.0	Department of Technology Services	75	78	83	99	108	108
	12.0	Department of Fire Rescue	65	70	75	90	100	110
	19.0	Dpt. of Public Works and Transportation	285	296	311	314	319	323
	20.0	Board of Investment Trustees	5	5	8	8	10	10
	21.0	Revenue Authority	8	10	12	13	13	13
	36.0	Department of Homeland Security	10	10	17	17	17	17
Executive Office Bldg- EOB Sub-Total			755	788	849	889	919	939
Executive Office Bldg - Growth				33	61	40	30	20
Staff requesting relocation to EOB								
	4.0	Office of the County Attorney	9	9	12	14	16	18
	10.0	Department of Correction and Rehab	2	2	2	2	2	2
	12.0	Department of Fire Rescue	5	5	5	5	5	5
	19.0	Dpt. of Public Works and Transportation	6	6	6	6	6	6
Staff requesting relocation to EOB Sub-Total			22	22	25	27	29	31
Executive Office Bldg- EOB Total			777	810	874	916	948	970
Executive Office Bldg - Growth				33	64	42	32	22
Council Office Bldg-COB								
	1.0	County Executive	4	0	0	0	0	0
	8.0	Department of Technology Services	73	78	90	96	103	103
	12.0	Department of Fire Rescue	20	20	20	20	20	20
	16.0	Housing and Community Affairs	94	94	96	100	105	110
	19.0	Dpt. of Public Works and Transportation	1	1	1	1	1	1
	23.0	County Council	86	86	86	86	86	86
	24.0	Legislative Oversight	11	11	11	11	11	11
	25.0	Board of Appeals	4	5	5	5	5	5
	26.0	Zoning and Administrative Hearings	4	4	4	4	4	4
	27.0	Merit System Protection Board	2	2	2	2	2	2
	29.0	Peoples Counsel	2	2	2	2	2	2
	31.0	Ethics Commission	3	3	4	4	4	4
	36.0	Department of Homeland Security	1	1	6	6	6	6
Council Office Bldg-COB Total			305	307	327	337	349	354
Council Office Bldg - Growth				2	20	10	12	5
Judicial Center/GC/RBC Total			758	758	871	953	1036	1126
	19.0	Dpt. of Public Works and Transportation	21	21	21	21	21	21
Judicial Center/GC/RBC Total			779	779	892	974	1057	1147
Judicial Center/GC/RBC - Growth				0	113	82	83	90
SUB-TOTAL OF STAFF WITHIN ROCKVILLE CENTRAL CORE			1861	1896	2093	2227	2354	2471

NOTE 1: All Circuit Court personnel are included in the above total. Total does not include District Court personnel.

Government Core Facilities Optimization Master Plan

EXISTING AND FUTURE STAFFING REQUIREMENTS WITHIN THE ROCKVILLE CORE

Buildings/Locations	Group #	Department/ Agency	Existing 2007	Required 2007	2010	2015	2020	2025
ROCKVILLE CORE BLDGS								
Other County Owned Bldgs								
	8.0	Department of Technology Services	14	14	14	14	14	14
	36.0	Department of Homeland Security	0	1	3	3	3	3
Other County Owned Bldgs Total			14	15	17	17	17	0
Rockville Core Leased Bldgs								
	1.0	County Executive	0	11	22	22	22	22
	4.0	Office of the County Attorney	1	1	1	2	3	4
	6.2	Department of Finance- Treasury	41	41	41	41	41	41
	6.3	Department of Finance- ERP	12	70	70	20	20	20
	7.2	Human Resources- OMS	15	18	19	19	19	19
	8.0	Department of Technology Services		7	9			
	9.0	Procurement	34	37	40	43	46	49
	10.0	Department of Correction and Rehab	17	25	28	26	27	27
	11.0	Permitting Services	200	214	240	240	240	240
	13.0	Health and Human Services	133	136	159	205	250	295
	14.0	Community Use of Public Buildings	25	26	27	29	30	32
	17.0	Economic Development	42	42	45	50	55	60
	18.0	Dpt. of Environmental Protection	63	63	66	70	72	74
	28.0	Office of the Inspector General	6	6	7	7	7	7
	30.0	Commission for Women	42	42	43	43	44	45
	36.0	Department of Homeland Security	2	2	2	2	2	2
Rockville Core Leased Bldgs			633	741	819	819	878	937
Rockville Core Lease Growth				108	78	0	59	59
SUB-TOTAL STAFF LOCATED WITHIN ROCKVILLE CORE			647	756	836	836	895	937

EXISTING AND FUTURE STAFFING REQUIREMENTS WITHIN THE ROCKVILLE CENTRAL CORE AND THE ROCKVILLE CORE

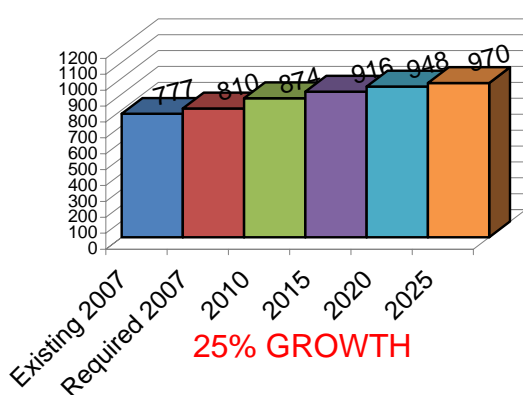
	Existing 2007	Required 2007	2010	2015	2020	2025
SUB-TOTAL OF STAFF WITHIN ROCKVILLE CENTRAL CORE	1,861	1,896	2,093	2,227	2,354	2,471
SUB-TOTAL STAFF LOCATED WITHIN ROCKVILLE CORE	647	756	836	836	895	937
TOTAL STAFF - ROCKVILLE CENTRAL CORE & ROCKVILLE CORE	2,508	2,652	2,929	3,063	3,249	3,408

Government Core Facilities Optimization Master Plan

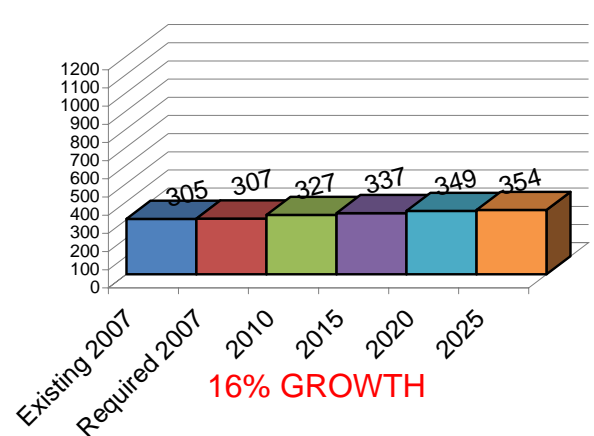
III.3B STAFFING REQUIREMENTS FOR MASTER PLAN

EXISTING AND FUTURE STAFFING REQUIREMENTS

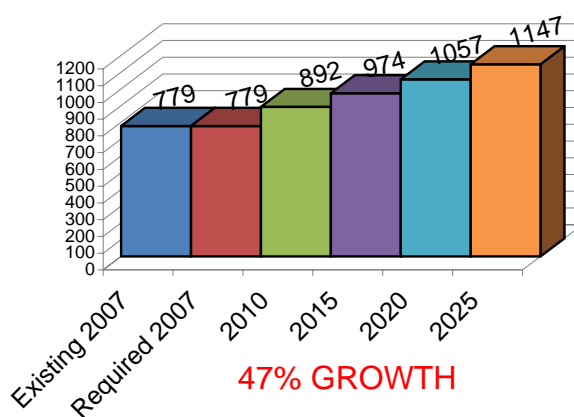
**Executive Office Bldg- EOB
Total**



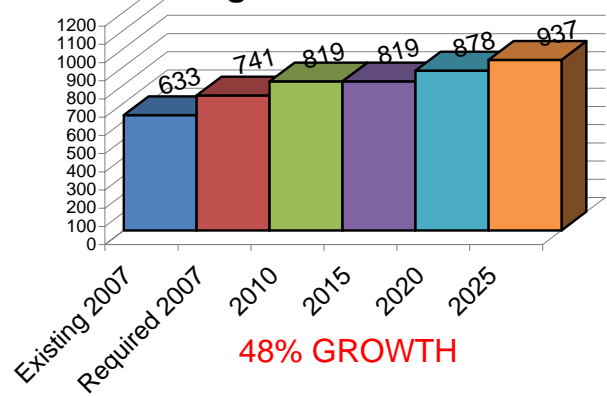
Council Office Bldg-COB Total



**Circuit Court Staff at Judicial Center, Red
Brick Courthouse & Grey courthouse**



**Other County Leased
Buildings Inside Core**



Government Core Facilities Optimization Master Plan

III.3C SQUARE FOOTAGE REQUIREMENTS FOR MASTER PLAN

EXISTING GROSS SQUARE FOOTAGE PER STAFF MEMBER					
EXECUTIVE OFFICE BUILDING - 755 STAFF, YEAR 2007		WITHOUT AUDITORIUM	WITHOUT CAFETERIA	WITHOUT AUDITORIUM & CAFETERIA	
		2,858	23,145	26,003	
EXECUTIVE OFFICE BLDG. - INCLUSIVE OF ALL PUBLIC, STAFF & SUPPORT SPACE	244,971	242,113	221,826	218,968	
GROSS SQUARE FOOTAGE REQUIRED PER STAFF MEMBER	324	321	294	290	
COUNCIL OFFICE BUILDING - 305 STAFF, YEAR 2007		WITHOUT CAFETERIA	WITHOUT COMPUTER CENTER	WITHOUT OLD HEARING, EX. HEARING RM & 7TH FLR. (Note 2)	WITHOUT HEARING RMS., 7th FLR. CAFETERIA, COMPUTER CENTER
		4,720	9,925	11,834	26,479
COUNCIL OFFICE BLDG. - INCLUSIVE OF ALL PUBLIC, STAFF & SUPPORT SPACE	143,394	138,674	133,469	131,560	116,915
GROSS SQUARE FOOTAGE REQUIRED PER STAFF MEMBER See Note 1	470	455	438	431	383

Note 1: Gross square footage per person is higher in the Council building due to public circulation, the inefficiency of the current floor plate and a large percentage of private offices.

Note 2: Gross square footage per space is 5,890 SF, 2,317 SF, 3,629 SF respectively.

TOTAL OFFICE SPACE REQUIREMENTS WITHIN ROCKVILLE CENTRAL CORE FOR JUDICIAL CENTER AND ADMINISTRATIVE STAFF					
Building / Locations	EXISTING 2007	2010	2015	2020	2025
JUDICIAL CENTER (Existing JC gsf +proposed JC Annex), SEE NOTE 1	305,342	552,381	593,817	630,000	674,785
EXECUTIVE OFFICE BUILDING SEE NOTE 2 & NOTE 3	251,351	279,481	291,661	300,941	307,321
COUNCIL OFFICE BUILDING SEE NOTE 3	143,394	147,150	151,160	157,050	159,300
REDBRICK COURTHOUSE (20,364 gsf - 1,556 gsf)	18,808	18,808	0	0	0
GREY COURTHOUSE + ANNEX (75,818gsf - district court lease 42,916gsf)	32,902	32,902	0	0	0
TOTAL SQUARE FOOTAGE TO BE ACCOMMODATED IN CENTRAL CORE	751,797	1,030,722	1,036,638	1,087,991	1,141,406
OTHER COUNTY OWNED BUILDINGS & ROCKVILLE CORE LEASED BUILDINGS POSSIBLY ACCOMMODATED IN CENTRAL CORE	187,630	242,440	242,440	259,550	271,730
LEASED SPACE OUTSIDE CORE POSSIBLY ACCOMMODATED IN CENTRAL CORE - SEE NOTE 4	109,273	109,273	109,273	109,273	109,273
MAXIMUM TOTAL SQUARE FOOTAGE TO BE ACCOMMODATED IN CENTRAL CORE	1,048,700	1,382,435	1,388,351	1,456,814	1,522,409

NOTE 1: Square footage based on program of requirements dated 6-9-2006. Space in Redbrick and Grey Courthouse(54,000 GSF) not included in existing 2007space number

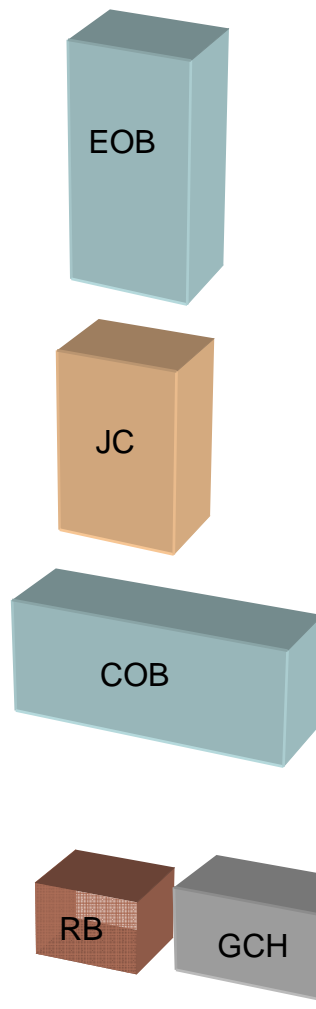
NOTE 2: Includes staff requesting to be relocated.

NOTE 3: Square footage is based on Staff Number x SF per person (290 SF per person for EOB or 450 SF per person COB)

NOTE 4: Includes space @ 7300 Calhoun Place, 101 Orchard & 8653 Grovemont Circle (63,594+35,531+3000 X 1.07 = 109,273)

III.4 EXISTING ROCKVILLE CENTRAL CORE – BUILDING CONDITION ASSESSMENTS

The chart for each building consists of thirty questions developed by the team to provide an objective basis for evaluation the existing buildings. The information was gathered through observation during building surveys with Division of Operations personnel of both public spaces and mechanical spaces not open to the public. Interviews were conducted with Division of Operations management who followed up with data concerning annual maintenance costs per building and scheduled major repair and replacement projects. This information will be used to determine the disposition of buildings during the master plan phase. Buildings could remain with regular maintenance, remain with minor renovation, remain with major renovation or be demolished.



Building Assessment Criteria were based on the following areas:

- Overall Building Condition
- Potential for Swing Space
- Cost to Renovate
- Compliance with Office Technology
- Space Organization
- Utilization of Site
- Energy Efficiency

A total of 30 individual categories were created and scored on an equal weighted system of 1, 2, or 3.

Score of 1:

- Poor or below average
- Inadequate
- Unacceptable
- or is past the systems useful life

Score of 2:

- Average
- Adequate
- Acceptable
- or is in the mid-point of the systems useful life

Score of 3:

- Good or above average
- More than adequate
- Is within the first half of the systems useful life

The best possible score was 90, the worst possible score was 30.

III.4A EXISTING ROCKVILLE CENTRAL CORE - BUILDING ASSESSMENT - EXECUTIVE OFFICE BUILDING

- EXECUTIVE OFFICE BUILDING
- ☐ COUNCIL OFFICE BUILDING
- ☐ JUDICIAL CENTER
- ☐ RED BRICK COURTHOUSE
- ☐ GREY COURTHOUSE



Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT EXECUTIVE OFFICE BUILDING			
#	Rating - Good (3), Average (2), Poor (1)	Rating	NOTES/REMARKS
	OVERALL BUILDING CONDITION		
1	How old is the HVAC system? 0-10 years (3), 10 - 20 yrs (2), + 20 yrs (1)***	1	Chillers were replaced within the last 10 years, VAV boxes and flex duct needs to be replaced. SEE NOTE #1
2	Are there plans to make major repairs to the HVAC system? No (3), Some Systems nearing end of useful life(2), Yes,(1)	1	
3	Will repairs impact the County's use of the space during normal operating hours? No (3), Yes, 1 day per 6months (2), Yes, More than 1 day per month (1)	1	
4	How many years of the roof's 30 year life expectancy remain? 30--20 years(3), 19-10 years (2), 10- 0 years (1)	1	
5	Does the roof leak? No (3), Intermittently (2), Frequently (1)	2	SEE NOTE #2
6	Does the building envelope leak? No (3), Intermittently (2), Frequently (1)	3	Recaulking was done recently. SEE NOTE #3
7	How much does the County spend annually to repair the building? Less than Average (3), Average (2), More than Average (1)	3	In year 2006 the cost was \$450,000 or \$2.05/GSF SEE NOTE #4
8	How much does the County plan to spend on repairs/ replacement in the next 5 years? Less than Average (3), Average (2), More than Average (1)	3	Elevators have been replaced. Roof Replacement is budgeted for \$150,000. Garage sprinkler replacement is budgeted for \$100,000. Information is not available for repair/ replacement beyond 5 years. SEE NOTE #5
9	Does the building have structural problems? None (3), Yes, but do not limit use (2), Yes, they limit use (1)	3	Garage slabs have been recently repaired. SEE NOTE #6
10	Is the electrical Feeder and Switchgear adequate? More than adequate(3), Adequate (2), Inadequate for current use(1)	1	A switchgear upgrade project is in planning SEE NOTE #7
11	Are life safety systems up-to-date and operational? Yes (3), Operational,Some Updating Req. (2), Outdatedand /or not Operational(1)	2	Fire Sprinkler in garage will be replaced, fire alarm is new. SEE NOTE #8
12	How many years of the carpet's 10 year life expectancy remain? 10 to 7 years remain (3), 6 to 3 years remain (2), less than 3 years (1)	2	
13	What is the condition of the ceiling system? Acceptable (3), Most areas are acceptable (2), Unacceptable(1)	1	SEE NOTE #9
	SUBTOTAL	24	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT EXECUTIVE OFFICE BUILDING			
#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
14	Are the Wall Finishes acceptable & up to date? <i>Acceptable/up to date (3), acceptable but out of date (2), Unacceptable & out of date (1)</i>	2	SEE NOTE #10
15	What is the condition of the hard floor surfaces in the public circulation areas? <i>Good (3), Average (2), Poor (1)</i>	2	SEE NOTE #11
16	Exterior Appearance <i>Good (3), Average (2), Poor (1)</i>	3	SEE NOTE #12
17	Quality & Condition of Exterior Materials <i>Good (3), Average (2), Poor (1)</i>	3	SEE NOTE #13
18	Does the Massing and Proportion of the Building have Architectural Merit? <i>Good (3), Average (2), Poor (1)</i>	3	SEE NOTE #14
19	Are there any areas that are vacant & can be used for growth/swing space? <i>10% additional capacity(3), At full capacity (2), Insufficient capacity (1)</i>	2	SEE NOTE #15
20	POTENTIAL FOR SWING SPACE Is floorplate size, bay spacing and slab to slab height conducive to space planning using county space standards <i>Bdg has 3 of the above (3), has 2 of the above (2), has 1 of the above (1)</i>	3	SEE NOTE #16
21	COST TO RENOVATE Assuming a vacated building what is necessary to renovate the building? <i>Replace finishes.(3), \$100/ S.F.,Needs Major MEP(2), Needs \$150+/S.F.Major MEP, Elec, & Fire Safety upgrades(1)</i>	2	SEE NOTE #17
22	COMPLIANCE W/ OFFICE TECHNOLOGY Does a functioning Telcom infrastructure of risers and vertically stacked LAN Closets exist? <i>Yes (3), Partially (2), NO (1)</i>	2	There are no dedicated LAN Closets.
23	SPACE ORGANIZATION Are the functions that require public access located on the appropriate floor with proper access & visibility <i>Yes (3), Partially (2), No (1)</i>	2	
24	Are the user groups whose space is smaller than the floorplate, contiguous or located on more than 1 floor? <i>Most are contiguous (3),Few are contiguous (2),None are contiguous (1)</i>	2	
25	Is the building core of elevators, rest roomd stairs, mechanical spaces efficient and well designed? <i>Yes (3), Partially (2), No (1)</i>	3	
SUBTOTAL		29	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT EXECUTIVE OFFICE BUILDING			
#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
26	Does the building have a well functioning loading dock? <i>Yes (3), On grade loading area (2), No loading dock or area (1)</i>	3	
27	Does the building have an area inside for dumpsters? <i>Yes (3), Screened area outside of building (2), Exposed area (1)</i>	3	
UTILIZATION OF SITE			
28	Is there additional undisturbed site area for expansion? <i>30% Additional site area (3), 29% to 20% Additional site Area (2), 19% or less additional site area (1)</i>	2	
29	Is the building less than height limit which would allow it to be expanded vertically? <i>30% Additional Floor area (3), 29% to 20% Additional floor Area (2), 19% or less additional floor area (1)</i>	1	
ENERGY EFFICIENCY			
30	Does the building's energy use meet Ashrae 90.1 <i>Yes (3), Exceeds Use by 10% (2), Exceeds use by 20% (1), Exceeds use by 30%</i>	2	
Subtotal		11	
Overall Rating		64	

Notes on Criteria

- 20 years was used as the typical lifetime for a HVAC system designed for commercial use. The midpoint of 10 years is rated a (2). A system more than 20 years is at the end of its useful life.
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- The dollar amount will be divided by GSF in the building. (EOB 218,500GSF).
- Major repair means it must be done if building is to continue functioning as designed.
- (2) in this case means minor problems such as slab settlement, foundation cracks, (1) means problems such as floor deflection and not original design features such as shallow slab to slab height.
- More than Adequate means 20% additional capacity is available, Adequate is 8 watts/S.F.
- Life Safety Systems consist of Sprinkler system including pumps, standpipes, fire & smoke alarms. (2)Operational means in working condition and can be serviced with new parts.
- Acceptable means ceiling is clean, unstained, flat, unwarpd & replacement acoustical tiles are available.
- Acceptable means clean, free of defects repairable, & replacement materials are available.
- Good means well maintained and can be maintained in a like new condition, Average means finishes are showing wear but with continued maintenance are acceptable, Poor means finishes are worn, dirty, or cracked and are not easily maintained
- Exterior materials are in good condition if the material integrity is intact without cracking or requiring repairs, material is clean and free from stains, Average means some minor cracking and staining exists, Poor means there are numerous cracks and stains.
- Quality materials are durable such as Masonry, Stone Precast, Aluminum frames, energy efficient double glazed windows
- Architectural merit requires a well sited overall composition, with a consistent style, that adds to urban environment and is a substantial building projecting the desired County image.
- Spaces should be in blocks of 400 S.F. Note if area is furnished per county space standards.
- Conductive means a floorplate of at least 12,000 square feet, a bay spacing of 20' x 20' minimum and slab to slab height that yields a minimum of an 8'-0" finished ceiling.
- Renovate the building means the cost to provide a well designed, code compliant 80% open plan space per the county work space standards, 20% private offices and support spaces such as meeting rooms and copy/file areas.

III.4B EXISTING ROCKVILLE CENTRAL CORE - BUILDING ASSESSMENT - COUNCIL OFFICE BUILDING

- ☐ EXECUTIVE OFFICE BUILDING
- ☒ COUNCIL OFFICE BUILDING
- ☐ JUDICIAL CENTER
- ☐ RED BRICK COURTHOUSE
- ☐ GREY COURTHOUSE



Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT COUNCIL OFFICE BUILDING

#	Rating - Good (3), Average (2), Poor (1)	Rating	NOTES/REMARKS
OVERALL BUILDING CONDITION			
1	How old is the HVAC system?	1	20 years was used as the typical lifetime for a HVAC system designed for commercial use. The midpoint of 10 years is rated a (2). A system more than 20 years ia at the end of its useful life.
	0-10 years (3), 10 - 20 yrs (2), + 20 yrs (1)***		SEE NOTE #1
2	Are there plans to make major repairs to the HVAC system?	1	
	No (3), Some Systems nearing end of useful life(2), Yes,1)		
3	Will repairs impact the County's use of the space during normal operating hours?	3	
	No (3), Yes, 1 day per 6months (2), Yes, More than 1 day per month (1)		
4	How many years of the roof's 30 year life expectancy remain?	2	
	30--20 years(3), 19-10 years (2), 10- 0 years (1)		
5	Does the roof leak?	3	
	No (3), Intermittently (2), Frequently (1)		SEE NOTE #2
6	Does the building envelope leak?	1	The building was recaulked 2-3 years ago. At grade windows on south side leak, sump pumps must be used.
	No (3), Intermittently (2), Frequently (1)		SEE NOTE #3
7	How much does the County spend annually to repair the building?	1	In the year 2006 the cost was \$374,000 or \$2.60/ SF
	Less than Average (3), Average (2), More than Average (1)		SEE NOTE #4
8	How much does the County plan to spend on repairs/ replacement in the next 5 years?		Chiller Plant \$400,000 & Rooftop Units \$175,000. Information on repair / replacement is not available beyond 5 years.
	Less than Average (3), Average (2), More than Average (1)	1	SEE NOTE #5
9	Does the building have structural problems?	3	Garage slabs have been recently repaired.
	None (3), Yes, but do not limit use (2), Yes, they limit use (1)		SEE NOTE #6
10	Is the electrical Feeder and Switchgear adequate?	1	A switchgear upgrade project is in planning
	More than adequate(3), Adequate (2), Inadequate for current use(1)		SEE NOTE #7
11	Are life safety systems up-to-date and operational?	2	Computer Room needs FM 200 fire supression
	Yes (3), Operational,Some Updating Req. (2), Outdated and/or not Operational(1)		SEE NOTE #8
12	How many years of the carpet's 10 year life expectancy remain?	2	Condition varies by floor.
	10 to 7 years remain (3), 6 to 3 years remain (2), less than 3 years (1)		
13	What is the condition of the ceiling system?	1	
	Acceptable (3), Most areas are acceptable (2), Unacceptable(1)		SEE NOTE #9
SUBTOTAL		22	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT COUNCIL OFFICE BUILDING			
#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
14	Are the Wall Finishes acceptable & up to date? <i>Acceptable/up to date (3), acceptable but out of date (2), Unacceptable & out of date (1)</i>	2	SEE NOTE #10
15	What is the condition of the hard floor surfaces in the public circulation areas? <i>Good (3), Average (2), Poor (1)</i>	2	SEE NOTE #11
16	Exterior Appearance <i>Good (3), Average (2), Poor (1)</i>	1	SEE NOTE #12
17	Quality & Condition of Exterior Materials <i>Good (3), Average (2), Poor (1)</i>	1	SEE NOTE #13
18	Does the Massing and Proportion of the Building have Architectural Merit? <i>Good (3), Average (2), Poor (1)</i>	1	SEE NOTE #14
19	Are there any areas that are vacant & can be used for growth/swing space? <i>10% additional capacity(3), At full capacity (2), Insufficient capacity (1)</i>	2	SEE NOTE #15
20	POTENTIAL FOR SWING SPACE Is floorplate size, bay spacing and slab to slab height conducive to space planning using county space standards <i>Bdg has 3 of the above (3), has 2 of the above (2), has 1 of the above (1)</i>	2	SEE NOTE #16
21	COST TO RENOVATE Assuming a vacated building what is necessary to renovate the building? <i>Replace finishes.(3), \$100/ S.F.,Needs Major MEP(2), Needs \$150+/S.F.Major MEP, Elec, & Fire Safety upgrades(1)</i>	1	SEE NOTE #17
22	COMPLIANCE W/ OFFICE TECHNOLOGY Does a functioning Telcom infrastructure of risers and vertically stacked LAN Closets exist? <i>Yes (3), Partially (2), NO (1)</i>	1	
23	SPACE ORGANIZATION Are the functions that require public access located on the appropriate floor with proper access & visibility <i>Yes (3), Partially (2), No (1)</i>	2	
24	Are the user groups whose space is smaller than the floorplate, contiguous or located on more than 1 floor? <i>Most are contiguous (3),Few are contiguous (2),None are contiguous (1)</i>	2	
25	Is the building core of elevators, rest roomd stairs, mechanical spaces efficient and well designed? <i>Yes (3), Partially (2), No (1)</i>	1	
	SUBTOTAL	18	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT COUNCIL OFFICE BUILDING			
#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
26	Does the building have a well functioning loading dock? <i>Yes (3), On grade loading area (2), No loading dock or area (1)</i>	2	
27	Does the building have an area inside for dumpsters? <i>Yes (3), Screened area outside of building (2), Exposed area (1)</i>	2	
UTILIZATION OF SITE			
28	Is there additional undisturbed site area for expansion? <i>30% Additional site area (3), 29% to 20% Additional site Area (2), 19% or less additional site area (1)</i>	2	
29	Is the building less than height limit which would allow it to be expanded vertically? <i>30% Additional Floor area (3), 29% to 20% Additional floor Area (2), 19% or less additional floor area (1)</i>	2	
ENERGY EFFICIENCY			
30	Does the building's energy use meet Ashrae 90.1 <i>Yes (3), Exceeds Use by 10% (2), Exceeds use by 20% (1), Exceeds use by 30%</i>	1	
Subtotal		9	
Overall Rating		49	

Notes on Criteria

- 20 years was used as the typical lifetime for a HVAC system designed for commercial use. The midpoint of 10 years is rated a (2). A system more than 20 years is at the end of its useful life.
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- The dollar amount will be divided by GSF in the building. (COB 143,400GSF).
- Major repair means it must be done if building is to continue functioning as designed.
- (2) in this case means minor problems such as slab settlement, foundation cracks, (1) means problems such as floor deflection and not original design features such as shallow slab to slab height.
- More than Adequate means 20% additional capacity is available, Adequate is 8 watts/S.F.
- Life Safety Systems consist of Sprinkler system including pumps, standpipes, fire & smoke alarms. (2)Operational means in working condition and can be serviced with new parts.
- Acceptable means ceiling is clean, unstained, flat, unwarped & replacement acoustical tiles are available.
- Acceptable means clean, free of defects repairable, & replacement materials are available.
- Good means well maintained and can be maintained in a like new condition, Average means finishes are showing wear but with continued maintainance are acceptable, Poor means finihes are worn, dirty, or cracked and are not easily maintained
- Exterior materials are in good condition if the material integrity is intact without cracking or requiring repairs, material is clean and free from stains, Average means some minor cracking and staining exists, Poor means there are numerous cracks and stains.
- Quality materials are durable such as Masonry , Stone Precast, Alumium frames, energy efficient double glazed widows
- Architectural merit requires a well sited overall composition, with a consistent style, that adds to urban environment and is a substantial building projecting the desired County image.
- Spaces should be in blocks of 400 S.F. Note if area is furnished per county space standards.
- Conducive means a floorplate of at least 12,000 square feet, a bay spacing of 20' x 20' minimum and slab to slab height that yeilds a minimum of an 8'-0" finished ceiling.
- Renovate the building means the cost to provide a well designed, code compliant 80%open plan space per the county work space standards, 20% private offices and support spaces such as meeting rooms and copy/file areas.

III.4C EXISTING ROCKVILLE CENTRAL CORE - BUILDING ASSESSMENT - JUDICIAL CENTER

- ☐ EXECUTIVE OFFICE BUILDING
- ☐ COUNCIL OFFICE BUILDING
- ☒ JUDICIAL CENTER
- ☐ RED BRICK COURTHOUSE
- ☐ GREY COURTHOUSE



Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT JUDICIAL CENTER			
#	Rating - Good (3), Average (2), Poor (1)	Rating	NOTES/REMARKS
	OVERALL BUILDING CONDITION		
1	How old is the HVAC system?	1	
	0-10 years (3), 10 - 20 yrs (2), + 20 yrs (1)***		SEE NOTE #1
2	Are there plans to make major repairs to the HVAC system?	1	VAV boxes, flexible duct and controls need to be replaced. Controls are pneumatic, Not DDC.
	No (3), Some Systems nearing end of useful life(2), Yes,1)		
3	Will repairs impact the County's use of the space during normal operating hours?	1	
	No (3), Yes, 1 day per 6months (2), Yes, More than 1 day per month (1)		
4	How many years of the roof's 30 year life expectancy remain?	1	
	30-20 years(3), 19-10 years (2), 10- 0 years (1)		
5	Does the roof leak?	2	Skylights leak.
	No (3), Intermittently (2), Frequently (1)		SEE NOTE #2
6	Does the building envelope leak?	2	Terrace walkway drains and door thresholds leak.
	No (3), Intermittently (2), Frequently (1)		SEE NOTE #3
7	How much does the County spend annually to repair the building?	3	In year 2006 the cost was \$498,000 or \$1.68/SF
	Less than Average (3), Average (2), More than Average (1)		SEE NOTE #4
8	How much does the County plan to spend on repairs/ replacement in the next 5 years?		Roof replacement \$750,000. Garage Fire Sprinklers \$100,000. Information on repair / replacement is not available beyond 5 years.
	Less than Average (3), Average (2), More than Average (1)	3	SEE NOTE #5
9	Does the building have structural problems?	2	Some areas have floor deflection.
	None (3), Yes, but do not limit use (2), Yes, they limit use (1)		SEE NOTE #6
10	Is the electrical Feeder and Switchgear adequate?	1	A switchgear upgrade project is in planning
	More than adequate(3), Adequate (2), Inadequate for current use(1)		SEE NOTE #7
11	Are life safety systems up-to-date and operational?	2	Garage sprinklers are to be replaced.
	Yes (3), Operational,Some Updating Req. (2), Outdatedand /or not Operational(1)		SEE NOTE #8
12	How many years of the carpet's 10 year life expectancy remain?	1	Condition varies by floor.
	10 to 7 years remain (3), 6 to 3 years remain (2), less than 3 years (1)		
13	What is the condition of the ceiling system?	1	
	Acceptable (3), Most areas are acceptable (2), Unacceptable(1)		SEE NOTE #9
	SUBTOTAL	21	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT JUDICIAL CENTER

#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
14	Are the Wall Finishes acceptable & up to date? <i>Acceptable/up to date (3), acceptable but out of date (2), Unacceptable & out of date (1)</i>	2	SEE NOTE #10
15	What is the condition of the hard floor surfaces in the public circulation areas? <i>Good (3), Average (2), Poor (1)</i>	2	SEE NOTE #11
16	Exterior Appearance <i>Good (3), Average (2), Poor (1)</i>	3	SEE NOTE #12
17	Quality & Condition of Exterior Materials <i>Good (3), Average (2), Poor (1)</i>	3	SEE NOTE #13
18	Does the Massing and Proportion of the Building have Architectural Merit? <i>Good (3), Average (2), Poor (1)</i>	3	SEE NOTE #14
19	Are there any areas that are vacant & can be used for growth/swing space? <i>10% additional capacity(3), At full capacity (2), Insufficient capacity (1)</i>	1	SEE NOTE #15
20	POTENTIAL FOR SWING SPACE Is floorplate size, bay spacing and slab to slab height conducive to space planning using county space standards <i>Bdg has 3 of the above (3), has 2 of the above (2), has 1 of the above (1)</i>	3	SEE NOTE #16
21	COST TO RENOVATE Assuming a vacated building what is necessary to renovate the building? <i>Replace finishes.(3), \$100/S.F.,Needs Major MEP(2), Needs \$150+/S.F.Major MEP, Elec, & Fire Safety upgrades(1)</i>	1	Condenser water piping to dedicated judges areas for after hours needs to be replaced. Holding cells need to be replaced. SEE NOTE #17
22	COMPLIANCE W/ OFFICE TECHNOLOGY Does a functioning Telcom infrastructure of risers and vertically stacked LAN Closets exist? <i>Yes (3), Partially (2), NO (1)</i>	3	Dedicated phone closets exist.
23	SPACE ORGANIZATION Are the functions that require public access located on the appropriate floor with proper access & visibility <i>Yes (3), Partially (2), No (1)</i>	3	
24	Are the user groups whose space is smaller than the floorplate, contiguous or located on more than 1 floor? <i>Most are contiguous (3),Few are contiguous (2),None are contiguous (1)</i>	2	
25	Is the building core of elevators, rest roomd stairs, mechanical spaces efficient and well designed? <i>Yes (3), Partially (2), No (1)</i>	3	
	SUBTOTAL	29	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT JUDICIAL CENTER

#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
26	Does the building have a well functioning loading dock? <i>Yes (3), On grade loading area (2), No loading dock or area (1)</i>	3	
27	Does the building have an area inside for dumpsters? <i>Yes (3), Screened area outside of building (2), Exposed area (1)</i>	3	
UTILIZATION OF SITE			
28	Is there additional undisturbed site area for expansion? <i>30% Additional site area (3), 29% to 20% Additional site Area (2), 19% or less additional site area (1)</i>	2	
29	Is the building less than height limit which would allow it to be expanded vertically? <i>30% Additional Floor area (3), 29% to 20% Additional floor Area (2), 19% or less additional floor area (1)</i>	1	
ENERGY EFFICIENCY			
30	Does the building's energy use meet Ashrae 90.1 <i>Yes (3), Exceeds Use by 10% (2), Exceeds use by 20% (1), Exceeds use by 30%</i>	2	
Subtotal		11	
Overall Rating		61	

Notes on Criteria

- 20 years was used as the typical lifetime for a HVAC system designed for commercial use. The midpoint of 10 years is rated a (2). A system more than 20 years is at the end of its useful life.
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- The dollar amount will be divided by GSF in the building. (EOB 304,871 GSF).
- Major repair means it must be done if building is to continue functioning as designed.
- (2) in this case means minor problems such as slab settlement, foundation cracks, (1) means problems such as floor deflection and not original design features such as shallow slab to slab height.
- More than Adequate means 20% additional capacity is available, Adequate is 8 watts/S.F.
- Life Safety Systems consist of Sprinkler system including pumps, standpipes, fire & smoke alarms. (2)Operational means in working condition and can be serviced with new parts.
- Acceptable means ceiling is clean, unstained, flat, unwarped & replacement acoustical tiles are available.
- Acceptable means clean, free of defects repairable, & replacement materials are available.
- Good means well maintained and can be maintained in a like new condition, Average means finishes are showing wear but with continued maintenance are acceptable, Poor means finishes are worn, dirty, or cracked and are not easily maintained
- Exterior materials are in good condition if the material integrity is intact without cracking or requiring repairs, material is clean and free from stains, Average means some minor cracking and staining exists, Poor means there are numerous cracks and stains.
- Quality materials are durable such as Masonry, Stone Precast, Aluminum frames, energy efficient double glazed windows
- Architectural merit requires a well sited overall composition, with a consistent style, that adds to urban environment and is a substantial building projecting the desired County image.
- Spaces should be in blocks of 400 S.F. Note if area is furnished per county space standards.
- Conducive means a floorplate of at least 12,000 square feet, a bay spacing of 20' x 20' minimum and slab to slab height that yields a minimum of an 8'-0" finished ceiling.
- Renovate the building means the cost to provide a well designed, code compliant 80% open plan space per the county work space standards, 20% private offices and support spaces such as meeting rooms and copy/file areas.

III.4D EXISTING ROCKVILLE CENTRAL CORE - BUILDING ASSESSMENT - RED BRICK COURTHOUSE

- ☐ EXECUTIVE OFFICE BUILDING
- ☐ COUNCIL OFFICE BUILDING
- ☐ JUDICIAL CENTER
- ☒ RED BRICK COURTHOUSE
- ☐ GREY COURTHOUSE



Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT RED BRICK COURTHOUSE			
#	Rating - Good (3), Average (2), Poor (1)	Rating	NOTES/REMARKS
	OVERALL BUILDING CONDITION		
1	How old is the HVAC system?	1	Chiller has been replaced. Other major components need to be replaced.
	0-10 years (3), 10 - 20 yrs (2), + 20 yrs (1)***		SEE NOTE #1
2	Are there plans to make major repairs to the HVAC system?	1	New Boilers \$75,000
	No (3), Some Systems nearing end of useful life(2), Yes, 1)		
3	Will repairs impact the County's use of the space during normal operating hours?	1	
	No (3), Yes, 1 day per 6months (2), Yes, More than 1 day per month (1)		
4	How many years of the roof's 30 year life expectancy remain?	1	Needs replacement
	30-20 years(3), 19-10 years (2), 10- 0 years (1)		
5	Does the roof leak?	1	
	No (3), Intermittently (2), Frequently (1)		SEE NOTE #2
6	Does the building envelope leak?	1	
	No (3), Intermittently (2), Frequently (1)		SEE NOTE #3
7	How much does the County spend annually to repair the building?		In year 2006 the cost was \$40,000 or \$ 1.96/ SF.
	Less than Average (3), Average (2), More than Average (1)	3	SEE NOTE #4
8	How much does the County plan to spend on repairs/ replacement in the next 5 years?		In addition to Boilers, the roof replacement is planned for \$600,000
	Less than Average (1), Average (2), More than Average (1)	1	SEE NOTE #5
9	Does the building have structural problems?	1	South corner of First and Second floor is deficient.
	None (3), Yes, but do not limit use (2), Yes, they limit use (1)		SEE NOTE #6
10	Is the electrical Feeder and Switchgear adequate?	1	
	More than adequate(3), Adequate (2), Inadequate for current use(1)		SEE NOTE #7
11	Are life safety systems up-to-date and operational?	2	
	Yes (3), Operational,Some Updating Req. (2), Outdatedand /or not Operational(1)		SEE NOTE #8
12	How many years of the carpet's 10 year life expectancy remain?	2	First Floor was recently replaced.
	10 to 7 years remain (3), 6 to 3 years remain (2), less than 3 years (1)		
13	What is the condition of the ceiling system?	1	
	Acceptable (3), Most areas are acceptable (2), Unacceptable(1)		SEE NOTE #9
	SUBTOTAL	17	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT RED BRICK COURTHOUSE			
#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
14	Are the Wall Finishes acceptable & up to date? <i>Acceptable/up to date (3), acceptable but out of date (2), Unacceptable & out of date (1)</i>	2	Walls have been recently painted. SEE NOTE #10
15	What is the condition of the hard floor surfaces in the public circulation areas? <i>Good (3), Average (2), Poor (1)</i>	N/A	 SEE NOTE #11
16	Exterior Appearance <i>Good (3), Average (2), Poor (1)</i>	3	 SEE NOTE #12
17	Quality & Condition of Exterior Materials <i>Good (3), Average (2), Poor (1)</i>	1	Limestone needs repair, Brick needs restoration SEE NOTE #13
18	Does the Massing and Proportion of the Building have Architectural Merit? <i>Good (3), Average (2), Poor (1)</i>	3	 SEE NOTE #14
19	Are there any areas that are vacant & can be used for growth/swing space? <i>10% additional capacity(3), At full capacity (2), Insufficient capacity (1)</i>	2	 SEE NOTE #15
POTENTIAL FOR SWING SPACE			
20	Is floorplate size, bay spacing and slab to slab height conducive to space planning using county space standards <i>Bdg has 3 of the above (3), has 2 of the above (2), has 1 of the above (1)</i>	1	 SEE NOTE #16
COST TO RENOVATE			
21	Assuming a vacated building what is necessary to renovate the building? <i>Replace finishes.(3), \$100/ S.F.,Needs Major MEP(2), Needs \$150+/S.F.Major MEP, Elec, & Fire Safety upgrades(1)</i>	2	 SEE NOTE #17
COMPLIANCE W/ OFFICE TECHNOLOGY			
22	Does a functioning Telcom infrastructure of risers and vertically stacked LAN Closets exist? <i>Yes (3), Partially (2), NO (1)</i>	1	
SPACE ORGANIZATION			
23	Are the functions that require public access located on the appropriate floor with proper access & visibility <i>Yes (3), Partially (2), No (1)</i>	2	
24	Are the user groups whose space is smaller than the floorplate, contiguous or located on more than 1 floor? <i>Most are contiguous (3),Few are contiguous (2),None are contiguous (1)</i>	2	
25	Is the building core of elevators, rest roomd stairs, mechanical spaces efficient and well designed? <i>Yes (3), Partially (2), No (1)</i>	1	
SUBTOTAL		20	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT RED BRICK COURTHOUSE

#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
26	Does the building have a well functioning loading dock? Yes (3), On grade loading area (2), No loading dock or area (1)	1	
27	Does the building have an area inside for dumpsters? Yes (3), Screened area outside of building (2), Exposed area (1)	1	
UTILIZATION OF SITE			
28	Is there additional undisturbed site area for expansion? 30% Additional site area (3), 29% to 20% Additional site Area (2), 19% or less additional site area (1)	3	
29	Is the building less than height limit which would allow it to be expanded vertically? 30% Additional Floor area (3), 29% to 20% Additional floor Area (2), 19% or less additional floor area (1)	1	Historic Designation would not allow vertical expansion
ENERGY EFFICIENCY			
30	Does the building's energy use meet Ashrae 90.1 Yes (3), Exceeds Use by 10% (2), Exceeds use by 20% (1), Exceeds use by 30%	1	
Subtotal		7	
Overall Rating		44	

Notes on Criteria

- 20 years was used as the typical lifetime for a HVAC system designed for commercial use. The midpoint of 10 years is rated a (2). A system more than 20 years is at the end of its useful life.
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- The dollar amount will be divided by GSF in the building. (RBCH 20,364GSF).
- Major repair means it must be done if building is to continue functioning as designed.
- (2) in this case means minor problems such as slab settlement, foundation cracks, (1) means problems such as floor deflection and not original design features such as shallow slab to slab height.
- More than Adequate means 20% additional capacity is available, Adequate is 8 watts/S.F.
- Life Safety Systems consist of Sprinkler system including pumps, standpipes, fire & smoke alarms. (2) Operational means in working condition and can be serviced with new parts.
- Acceptable means ceiling is clean, unstained, flat, unwarpd & replacement acoustical tiles are available.
- Acceptable means clean, free of defects repairable, & replacement materials are available.
- Good means well maintained and can be maintained in a like new condition, Average means finishes are showing wear but with continued maintainance are acceptable, Poor means finishes are worn, dirty, or cracked and are not easily maintained
- Exterior materials are in good condition if the material integrity is intact without cracking or requiring repairs, material is clean and free from stains, Average means some minor cracking and staining exists, Poor means there are numerous cracks and stains.
- Quality materials are durable such as Masonry, Stone Precast, Aluminum frames, energy efficient double glazed windows
- Architectural merit requires a well sited overall composition, with a consistent style, that adds to urban environment and is a substantial building projecting the desired County image.
- Spaces should be in blocks of 400 S.F. Note if area is furnished per county space standards.
- Conductive means a floorplate of at least 12,000 square feet, a bay spacing of 20' x 20' minimum and slab to slab height that yields a minimum of an 8'-0" finished ceiling.
- Renovate the building means the cost to provide a well designed, code compliant 80% open plan space per the county work space standards, 20% private offices and support spaces such as meeting rooms and copy/file areas.

III.4E EXISTING ROCKVILLE CENTRAL CORE - BUILDING ASSESSMENT- GREY COURTHOUSE

- ☐ EXECUTIVE OFFICE BUILDING
- ☐ COUNCIL OFFICE BUILDING
- ☐ JUDICIAL CENTER
- ☐ RED BRICK COURTHOUSE
- ☒ GREY COURTHOUSE



Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT GREY COURTHOUSE			
#	Rating - Good (3), Average (2), Poor (1)	Rating	NOTES/REMARKS
	OVERALL BUILDING CONDITION		
1	How old is the HVAC system? <i>0-10 years (3), 10 - 20 yrs (2), + 20 yrs (1)***</i>	1	SEE NOTE #1
2	Are there plans to make major repairs to the HVAC system? <i>No (3), Some Systems nearing end of useful life(2), Yes,1)</i>	1	A complete new system is required including cooling tower, chiller, pumps and controls
3	Will repairs impact the County's use of the space during normal operating hours? <i>No (3), Yes, 1 day per 6months (2), Yes, More than 1 day per month (1)</i>	1	
4	How many years of the roof's 30 year life expectancy remain? <i>30-20 years(3), 19-10 years (2), 10- 0 years (1)</i>	1	
5	Does the roof leak? <i>No (3), Intermittently (2), Frequently (1)</i>	1	SEE NOTE #2
6	Does the building envelope leak? <i>No (3), Intermittently (2), Frequently (1)</i>	1	SEE NOTE #3
7	How much does the County spend annually to repair the building? <i>Less than Average (3), Average (2), More than Average (1)</i>	1	In year 2006 the cost was \$163,000 or \$2.15/SF. SEE NOTE #4
8	How much does the County plan to spend on repairs/ replacement in the next 5 years? <i>Less than Average (3), Average (2), More than Average (1)</i>	1	Cooling tower, chiller, pumps and controls \$525,000. Roof Replacement \$325,000 SEE NOTE #5
9	Does the building have structural problems? <i>None (3), Yes, but do not limit use (2), Yes, they limit use (1)</i>	3	SEE NOTE #6
10	Is the electrical Feeder and Switchgear adequate? <i>More than adequate(3), Adequate (2), Inadequate for current use(1)</i>	1	SEE NOTE #7
11	Are life safety systems up-to-date and operational? <i>Yes (3), Operational,Some Updating Req. (2), Outdatedand /or not Operational(1)</i>	2	SEE NOTE #8
12	How many years of the carpet's 10 year life expectancy remain? <i>10 to 7 years remain (3), 6 to 3 years remain (2), less than 3 years (1)</i>	1	
13	What is the condition of the ceiling system? <i>Acceptable (3), Most areas are acceptable (2), Unacceptable(1)</i>	1	Leaks have damaged the ceiling. SEE NOTE #9
	SUBTOTAL	16	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT GREY COURTHOUSE

#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
14	Are the Wall Finishes acceptable & up to date?	1	Leaks have damaged wood paneling in the Third Floor historic courtroom.
	Acceptable/up to date (3), acceptable but out of date (2), Unacceptable & out of date (1)		SEE NOTE #10
15	What is the condition of the hard floor surfaces in the public circulation areas?	2	
	Good (3), Average (2), Poor (1)		SEE NOTE #11
16	Exterior Appearance	2	Some restoration is needed.
	Good (3), Average (2), Poor (1)		SEE NOTE #12
17	Quality & Condition of Exterior Materials	2	The 1931 building is historic and of durable materials.
	Good (3), Average (2), Poor (1)		SEE NOTE #13
18	Does the Massing and Proportion of the Building have Architectural Merit?	3	
	Good (3), Average (2), Poor (1)		SEE NOTE #14
19	Are there any areas that are vacant & can be used for growth/swing space?	2	
	10% additional capacity(3), At full capacity (2), Insufficient capacity (1)		SEE NOTE #15
20	POTENTIAL FOR SWING SPACE Is floorplate size, bay spacing and slab to slab height conducive to space planning using county space standards	1	Conducive means a floorplate of at least 12,000 square feet, a bay spacing of 20 x 20 minimum and slab to slab height that yields a minimum of an 8'-0" finished ceiling.
	Bdg has 3 of the above (3), has 2 of the above (2), has 1 of the above (1)		SEE NOTE #16
21	COST TO RENOVATE Assuming a vacated building what is necessary to renovate the building?	1	Renovate the building means the cost to provide a well designed, code compliant 80% open plan space per the county work space standards, 20% private offices and support spaces (ie. meeting rooms and copy/file areas.)
	Replace finishes.(3), \$100/ S.F.,Needs Major MEP(2), Needs \$150+/S.F.Major MEP, Elec, & Fire Safety upgrades(1)		SEE NOTE #17
22	COMPLIANCE W/ OFFICE TECHNOLOGY Does a functioning Telcom infrastructure of risers and vertically stacked LAN Closets exist?	1	
	Yes (3), Partially (2), NO (1)		
	SPACE ORGANIZATION		
23	Are the functions that require public access located on the appropriate floor with proper access & visibility	2	
	Yes (3), Partially (2), No (1)		
24	Are the user groups whose space is smaller than the floorplate, contiguous or located on more than 1 floor?	2	
	Most are contiguous (3), Few are contiguous (2), None are contiguous (1)		
25	Is the building core of elevators, rest roomd stairs, mechanical spaces efficient and well designed?	1	
	Yes (3), Partially (2), No (1)		
	SUBTOTAL	20	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CORE BUILDING ASSESSMENT GREY COURTHOUSE

#	Rating - Good (3), Average (2), Poor (1)	RATING	NOTES/REMARKS
26	Does the building have a well functioning loading dock? <i>Yes (3), On grade loading area (2), No loading dock or area (1)</i>	1	
27	Does the building have an area inside for dumpsters? <i>Yes (3), Screened area outside of building (2), Exposed area (1)</i>	1	
UTILIZATION OF SITE			
28	Is there additional undisturbed site area for expansion? <i>30% Additional site area (3), 29% to 20% Additional site Area (2), 19% or less additional site area (1)</i>	3	
29	Is the building less than height limit which would allow it to be expanded vertically? <i>30% Additional Floor area (3), 29% to 20% Additional floor Area (2), 19% or less additional floor area (1)</i>	1	Historic Designation would not allow vertical expansion
ENERGY EFFICIENCY			
30	Does the building's energy use meet Ashrae 90.1 <i>Yes (3), Exceeds Use by 10% (2), Exceeds use by 20% (1), Exceeds use by 30%</i>	1	
Subtotal		7	
Overall Rating		43	

Notes on Criteria

- 20 years was used as the typical lifetime for a HVAC system designed for commercial use. The midpoint of 10 years is rated a (2). A system more than 20 years is at the end of its useful life.
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- Intermittently is defined as only after severe downpours, frequently is defined as after most rainfalls
- The dollar amount will be divided by GSF in the building. (GC 75,810 GSF).
- Major repair means it must be done if building is to continue functioning as designed.
- (2) in this case means minor problems such as slab settlement, foundation cracks, (1) means problems such as floor deflection and not original design features such as shallow slab to slab height.
- More than Adequate means 20% additional capacity is available, Adequate is 8 watts/S.F.
- Life Safety Systems consist of Sprinkler system including pumps, standpipes, fire & smoke alarms. (2) Operational means in working condition and can be serviced with new parts.
- Acceptable means ceiling is clean, unstained, flat, unwarped & replacement acoustical tiles are available.
- Acceptable means clean, free of defects repairable, & replacement materials are available.
- Good means well maintained and can be maintained in a like new condition, Average means finishes are showing wear but with continued maintenance are acceptable, Poor means finishes are worn, dirty, or cracked and are not easily maintained
- Exterior materials are in good condition if the material integrity is intact without cracking or requiring repairs, material is clean and free from stains, Average means some minor cracking and staining exists, Poor means there are numerous cracks and stains.
- Quality materials are durable such as Masonry, Stone Precast, Aluminum frames, energy efficient double glazed windows
- Architectural merit requires a well sited overall composition, with a consistent style, that adds to urban environment and is a substantial building projecting the desired County image.
- Spaces should be in blocks of 400 S.F. Note if area is furnished per county space standards.
- Conducive means a floorplate of at least 12,000 square feet, a bay spacing of 20' x 20' minimum and slab to slab height that yields a minimum of an 8'-0" finished ceiling.
- Renovate the building means the cost to provide a well designed, code compliant 80% open plan space per the county work space standards, 20% private offices and support spaces such as meeting rooms and copy/file areas.

Government Core Facilities Optimization Master Plan

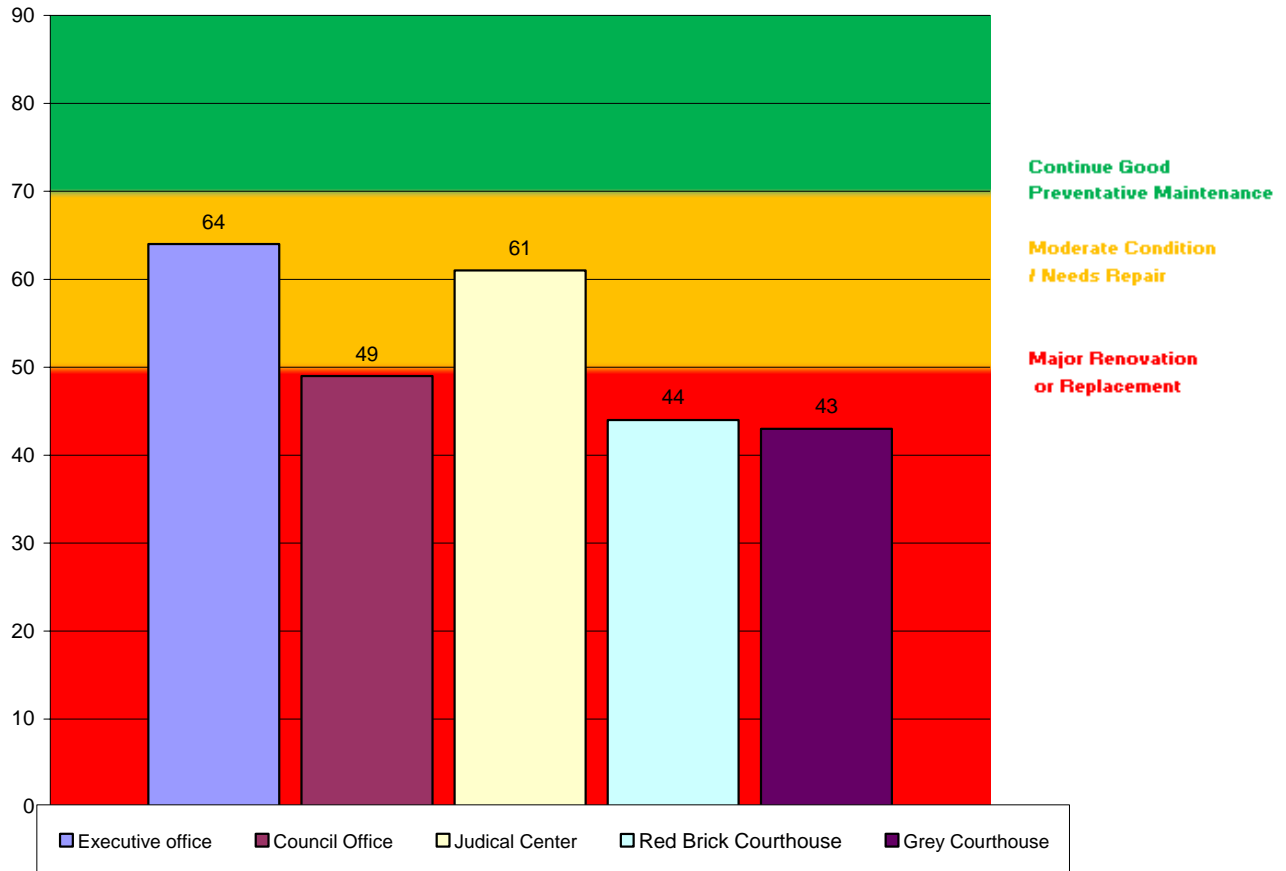
III.4F EXISTING ROCKVILLE CENTRAL CORE BUILDINGS ASSESSMENT – SUMMARY

MONTGOMERY COUNTY ROCKVILLE CITY CORE BUILDING ASSESSMENT SUMMARY						
Rating Good (3), Average (2), Poor (1)	A EXECUTIVE OFFICE (EOB)	B COUNCIL OFFICE (COB)	C JUDICIAL CENTER (JC)	D RED BRICK COURTHOUSE	E GREY COURTHOUSE	REMARKS
1. Overall Building Condition	39	31	35	28	28	
2. Potential for Swing Space	3	2	3	1	1	
3. Cost to Renovate	2	1	1	2	1	
4. Compliance W/ Office Technology	2	1	3	1	1	
5. Space Organization	13	9	14	7	7	
6. Utilization Of Site	3	4	3	4	4	
7. Energy Efficiency	2	1	2	1	1	
Overall Rating	64	49	61	44	43	

Government Core Facilities Optimization Master Plan

MONTGOMERY COUNTY ROCKVILLE CITY CORE BUILDING ASSESSMENT SUMMARY

BUILDING ASSESSMENT SUMMARY CHART



Summary

The chart shows that both the Executive Office Building and Judicial Center score above 60. This means both facilities are in moderate condition and need repairs. The need for repairs is to be expected given the age of the buildings and the repairs have been identified in the assessment charts and planned for in the near future.

The Council Office Building, with a score of 49, needs major renovation if it is to continue in service or be replaced. The mechanical system serving the computer center is of particular concern.

The Redbrick Courthouse due to its historic nature will remain but requires major renovation.

The Grey Courthouse has historic elements, such as the façade and ceremonial courtroom that will remain, but the balance of the building and annex need major renovation or should be replaced.

SECTION IV: ROCKVILLE CENTRAL CORE ANALYSIS

IV.1 Introduction

IV.2 Analysis of Rockville Central Core Blocks - Potential Uses

IV.3 Rockville Central Core Block Scheme Combinations 1-16

Government Core Facilities Optimization Master Plan

SECTION IV ROCKVILLE CENTRAL CORE ANALYSIS

IV.1 INTRODUCTION

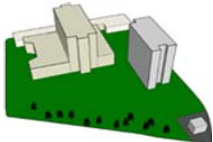
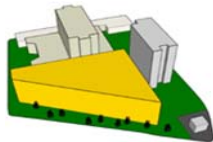
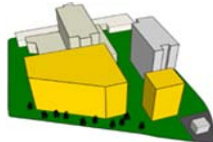
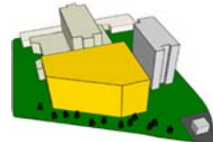
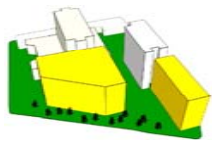
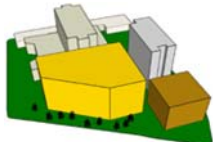
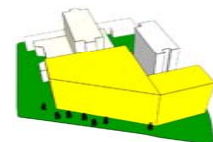
This section is comprised of two parts. The first part is the analysis of the potential uses for each of the four blocks. The range of uses on each block starts with the existing condition, develops several alternates and ends with an alternate that maximizes the FAR under the current zoning. Each alternate was scored based on meeting the requirements for growth, parking, maximizing site potential and providing a suitable government complex in both years 2015 and 2025. These criteria match four of the six goals of the master plan. The decision was made that it was premature to score the schemes on the criteria of “ease of implementation” and “cost effectiveness” for this initial evaluation. There are seven alternates for block A, eight alternates for block B, four alternates for block C and seven alternates for block D. There are six criteria with each one scoring a 3, 2, or 1, therefore 6 is the lowest score and 18 is the highest. The scoring for the block alternates ranged from 6 when maintaining the existing County development up to 17 for an alternate that met most of the County requirements. In general if an alternate exceeds a requirement it scores 3, if it meets a requirement it scores 2, and if it does not meet a requirement it scores 1. See the notes that accompany each spreadsheet for more detailed description of the scoring. Each criteria is weighted equally but since there are three criteria under long term growth with a possible score of 9 and only two questions under short term growth with a possible score of 6, the long term growth category overall has more weight.

Part two is the selection of the two highest scoring alternates for each block and combining them with the highest scoring alternates for the other three blocks to create sixteen possible configurations ($2 \times 2 \times 2 \times 2 = 16$). This generation of sixteen schemes was judged to be sufficient to see the full range of master plan options. If all possible schemes were generated the calculation would be $7 \times 8 \times 4 \times 7 = 1568$. Many of the possible schemes would not have satisfied the space requirements for growth and would score significantly lower than the selected schemes and therefore were immediately eliminated.

The scoring criteria for the block combinations (growth, parking, maximizing site potential and providing a suitable government complex in both years 2015 and 2025) is the same as the scoring criteria for the individual blocks. The consistent scoring criteria system from the block alternates to the block combinations allowed the scoring of the block combinations to be the addition of the individual block scores for each of the four blocks. Out of a possible score of 72, totals for the four block schemes ranged from 48 to 52. This small difference can be explained because only the two highest scoring alternatives for each individual block were chosen to make the sixteen four block schemes. The highest scoring scheme was Scheme #10, which is a **medium density** scheme. In order to provide a greater variation between the schemes and to verify our scoring methodology a **low density** version and a **high density** version were created. The low density scheme only accommodates the County’s needs to the year 2025. The high density scheme builds the maximum FAR typical of a commercial development.

The scoring chart that accompanies each of the sixteen schemes has details of the construction on each block. The sixteen schemes also include order of magnitude cost estimates, although this was not a criteria included in the scoring. All figures are in today’s dollars. In Section VII a more detailed cost analysis is included that accounts for phasing and escalation in construction costs.

Government Core Facilities Optimization Master Plan

Government Core Facilities Optimization Master Plan							
IV.2 ANALYSIS OF ROCKVILLE CENTRAL CORE BLOCKS- POTENTIAL USES CORE BLOCK "A"- JUDICIAL CENTER & EXECUTIVE OFFICE BUILDING							
	Alternate 1 Existing Site	Alternate 2 Judicial Center Growth	Alternate 3 Judicial Center & Executive Office Building Growth, Separate Buildings	Alternate 4 Judicial Center & Executive Office Building Growth, Combined Building	Alternate 5 Judicial Center & Executive Office Building Growth, Bank relocated	Alternate 6 Judicial Center & Executive Office Building Growth, New Parking Garage	Alternate 7 Maximum Site Buildout - Judicial Center & Executive Office Building Growth
							
	Existing Judicial Center, Executive Office Building, and bank properties to remain	Build a Judicial Center Annex for 2020 Program requirements of 330,000 gsf. Building is 6 stories high with a floorplate of 55,000 gsf. Existing bank & plaza to remain. Two stories of underground parking are located under new Judicial Center Annex & linked to existing underground parking.	Build a Judicial Center Annex for 2020 Program requirements of 330,000 gsf. Building is 10 stories high with a floorplate of 33,000 gsf. Build a new 10 story, 100,000 gsf Executive Office Building Annex for future expansion. Existing bank & plaza to remain. Two stories of underground parking are located under each new building & linked to existing underground parking.	Build a Judicial Center & Executive Office Building Annex for 2020 program requirements and additional growth. Building is 430,000 gsf, 10-stories, with a 43,000 gsf floorplate. Existing bank & plaza to remain. Two stories of underground parking are located under new building & linked to existing underground parking.	Build a Judicial Center Annex for 2020 Program requirements of 330,000 gsf. Building is 10 stories high with a floorplate of 33,000 gsf. Build a new 10 story, 160,000 gsf Executive Office Building Annex for future expansion. Existing plaza to remain. Two stories of underground parking are located under each new building & linked to existing underground parking.	Build a Judicial Center & Executive Office Building Annex for 2020 program requirements and additional growth. Building is 430,000 gsf, 10-stories, with a 43,000 gsf floorplate. Build a new 8-story (+2 underground levels) parking garage. Existing plaza to remain. Two stories of underground parking are located under new buildings & linked to existing underground parking.	Build a Judicial Center & Executive Office Building Annex for 2020 program requirements and additional growth. Building is 875,000 gsf, 13-stories, with a 67,000 gsf typical floorplate. Top floor is a partial floor. Existing plaza to remain. Two stories of underground parking are located under new building & linked to existing underground parking.
Existing Square Footage of Space	507,870	507,870	507,870	507,870	507,870	507,870	507,870
New Square Footage of Space	0	330,000	430,000	430,000	490,000	430,000	875,000
Total Square Footage of Space	507,870	837,870	937,870	937,870	997,870	937,870	1,382,870
FAR	2.5	4.0	4.5	4.5	4.4	4.1	6.0
Required Square Footage - 2015	857,625	857,625	857,625	857,625	857,625	857,625	857,625
Required Square Footage - 2025	954,145	954,145	954,145	954,145	954,145	954,145	954,145
Existing Parking Spaces	484	484	484	484	484	484	484
New Parking Spaces	0	314	245	245	280	713	415
Total Parking Spaces	484	798	729	729	764	1,197	899
Required Parking Spaces - 2015	1,715	1,715	1,715	1,715	1,715	1,715	1,715
Required Parking Spaces - 2025	1,908	1,908	1,908	1,908	1,908	1,908	1,908
A. SHORT TERM GROWTH			1				
1. Meets Space Required for 2015	1	1	2	2	3	2	3
2. Meets Parking Required for 2015	1	1	1	1	1	3	1
B. LONG TERM GROWTH							
1. Meets Space Required for 2025	1	1	1	1	3	1	3
2. Meets Parking Required for 2025	1	1	1	1	1	2	1
3. Maximizes Site Potential	1	1	1	2	2	1	3
C. SUITABLE GOV'T COMPLEX							
	1	2	1	2	3	1	2
OVERALL SCORE	6	7	8	9	13	10	13
					◀Selected Alternate▶		◀Selected Alternate▶

Notes On Scoring

- A. 1. If an alternate exceeds space required for the block in year 2015, it scores (3), if it meets space required for year 2015, it scores (2), if it does not meet space required for 2015 it scores (1).
2. If an alternate exceeds parking required for the bolck in year 2015, it scores (3), if it meets parking required for year 2015, it scores (2), if it does not meet parking required for 2015 it scores (1).
- B. 1.If an alternate exceeds space required for the block in year 2025, it scores (3), if it meets space required for year 2025, it scores (2), if it does not meet space required for 2025 it scores (1).
2.If an alternate exceeds parking required for the block in year 2025, it scores (3), if it meets parking required for year 2025, it scores (2), if it does not meet parking required for 2025 it scores (1).
3.If an alternate for the block maximizes the site potential allowed by zoning, it scores (3), not maximized with expansion it scores (2), not maximized, no expansion, it scores (1).
- C. Suitable Government Complex has the following qualities: Ease of Access, Concentrated Public Services, and Good Urban Design. If a block has all three characteristics it scores (3), if it has two of three it scores (2), if it has one or less of three it scores (1).

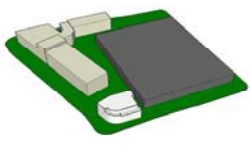
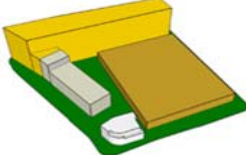

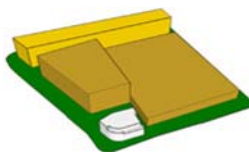




General Notes:

- A. Building heights shall not exceed 100' and FAR of 4.0 per current zoning except by optional method. Optional method allows a height nof 235' and FAR of 6.0. Alternates 3 - 7 use the optional method. Site area is 267,865 SF (including19,971 SF bank).
- B. Required area per parking space is calculated using 350sf per car unless otherwise noted. This includes drive aisles to access the parking spaces.
- C. Alternates 5, 6, and 7 have the existing bank site consolidated into the County site.
- D. Required Space for 2015 is based on 593,817 GSF for Judicial Center +263,808 GSF for the expanded EOB requirements.
- E. Combined EOB requirements for 2015 are 916 personnel X 240 NUSF per person x 20% core factor.
- F. Required Space for 2025 is based on 674,785 GSF for Judicial Center +279,360 GSF for the expanded EOB requirements.
- G. Expanded EOB requirements for 2025 are 970 personnel X 240 NUSF per person x 20% core factor.
- H. Parking requirements are 1 space per 300 gsf of office space with a 40% reduction applied.

Government Core Facilities Optimization Master Plan

Government Core Facilities Optimization Master Plan

IV.2 ANALYSIS OF ROCKVILLE CENTRAL CORE BLOCKS- POTENTIAL USES
CORE BLOCK "B"- COUNCIL OFFICE BUILDING

	Alternate 1 Existing Site	Alternate 2 New Jefferson Ave Building	Alternate 3 New Maryland Ave Building, Expanded Jefferson St Parking	Alternate 4 New Jefferson St Building, Expanded Maryland Ave Parking	Alternate 5 New Maryland Ave & Jefferson St Building	Alternate 6 New Corner Building, Expanded Parking	Alternate 7 Maximum Buildout, Above & underground parking	Alternate 8 Maximum Buildout, Underground Parking
								
	Existing County Office Building, Council Hearing room and parking garage to remain. Emergency Response building to remain.	Build a new (6) story, 240,000 gsf County Office Building parallel to Jefferson Street. New building has a 40,000 gsf floorplate and includes (2) levels of underground parking. Retain existing building along Maryland Avenue. Existing parking garage remains. Emergency Response building to remain.	Build a new (6) story, 168,000 gsf County Office Building parallel to Maryland Avenue. New building has a 28,000 gsf floorplate. Build a (6) story addition to garage parallel to Jefferson Street. Existing Council Wing and parking garage to remain. Emergency Response building to remain.	Build a new (6) story, 145,000 gsf County Office building parallel to Jefferson Street. New building has a 24,200 gsf floorplate. Build a new (6) story addition to parking garage parallel to Maryland Avenue. Existing parking garage to remain. Emergency Response building to remain.	Build a new (6) story, 330,000 gsf County Office Building. New building has a 55,000 gsf floorplate and includes (2) levels of underground parking. Existing building is removed entirely. Existing parking garage to remain. Emergency Response building to remain.	Build a new (6) story, 330,000 gsf County Office Building. New building has a 55,000 gsf floorplate and includes (2) levels of underground parking. Existing building is removed entirely. Build a new (6) story addition to parking garage parallel to Jefferson Street. Emergency Response building to remain.	Build a new (6) story, 620,000 gsf County Office Building. New building has a 103,000 gsf floorplate and includes (2) levels of underground parking and (6) levels of above-ground parking. Existing building and parking garage is removed entirely. Emergency Response building to remain.	Build a new (6) story, 620,000 gsf County Office Building. New building has a 103,000 gsf floorplate and includes (2) levels of underground parking. Courtyard and green space provided at center of building. Existing building and parking garage is removed entirely. Emergency Response building to remain.
Existing Square Footage of Space	155,871	105,227	31,477	12,477	12,477	12,477	12,477	12,477
New Square Footage of Space	0	240,000	168,000	145,000	330,000	330,000	620,000	620,000
Total Square Footage of Space	155,871	345,227	199,477	157,477	342,477	342,477	632,477	632,477
FAR	0.7	1.6	0.9	0.7	1.6	1.6	3.0	3.0
Required Square Footage - 2015	152,616	152,616	152,616	152,616	152,616	152,616	152,616	152,616
Required Square Footage - 2025	157,512	157,512	157,512	157,512	157,512	157,512	157,512	157,512
Existing Parking Spaces	769	769	769	769	769	769	0	0
New Parking Spaces	0	228	460	600	314	614	1794	752
Total Parking Spaces	769	997	1229	1369	1083	1383	1794	752
Required Parking Spaces - 2015	305	305	305	305	305	305	305	305
Required Parking Spaces - 2025	420	420	420	420	420	420	420	420
A. SHORT TERM GROWTH								
1. Meets Space Required for 2015	1	3	3	1	3	3	3	3
2. Meets Parking Required for 2015	3	3	3	3	3	3	3	3
B. LONG TERM GROWTH								
1. Meets Space Required for 2025	1	3	3	2	3	3	3	3
2. Meets Parking Required for 2025	1	3	3	3	3	3	3	2
3. Maximizes Site Potential	1	1	1	1	2	2	3	3
C. SUITABLE GOV'T COMPLEX								
	1	1	1	1	3	1	2	3
OVERALL SCORE	8	14	14	11	17	15	17	17
					◀Selected Alternate▶			◀Selected Alternate▶

Notes On Scoring

A. 1. If an alternate exceeds space required for the block in year 2015, it scores (3), if it meets space required for year 2015, it scores (2), if it does not meet space required for 2015 it scores (1).
2. If an alternate exceeds parking required for the block in year 2015, it scores (3), if it meets parking required for year 2015, it scores (2), if it does not meet parking required for 2015 it scores (1).

B. 1.If an alternate exceeds space required for the block in year 2025, it scores (3), if it meets space required for year 2025, it scores (2), if it does not meet space required for 2025 it scores (1).
2.If an alternate exceeds parking required for the block in year 2025, it scores (3), if it meets parking required for year 2025, it scores (2), if it does not meet parking required for 2025 it scores (1).
3.If an alternate for the block maximizes the site potential allowed by zoning, it scores (3), not maximized with expansion it scores (2), not maximized, no expansion, it scores (1).

C. Suitable Government Complex has the following qualities: Ease of Access, Concentrated Public Services, and Good Urban Design. If a block has all three characteristics it scores (3), if it has two of three it scores (2), if it has one or less of three it scores (1).

General Notes:

A. Building heights shall not exceed 75' and FAR of 3 per current zoning regulations. Site area is 225,409 SF.

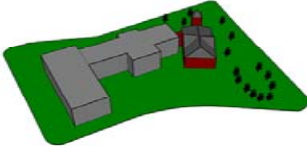
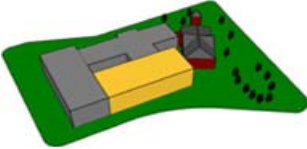
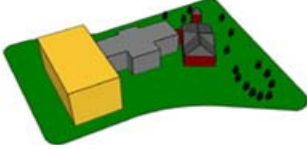

B. Required area per parking space is calculated using 350sf per car unless otherwise noted.This includes drive aisles to access the parking spaces.

C. Parking requirements are 1 space per 300 gsf of office space with a 30% reduction applied.

Government Core Facilities Optimization Master Plan

Government Core Facilities Optimization Master Plan

IV.2 ANALYSIS OF ROCKVILLE CENTRAL CORE BLOCKS- POTENTIAL USES
CORE BLOCK "C" Red Brick Courthouse, Grey Courthouse, Courthouse Annex

	Alternate 1 - Existing Site	Alternate 2 - Addition at Grey Courthouse	Alternate 3 - New Grey Courthouse Annex Building	Alternate 4 - Grey Courthouse Major Addition
				
	Existing site and buildings to remain unchanged. Retain Red Brick Courthouse, Grey Courthouse and Grey Courthouse Annex.	Build a new 54,000gsf, (4) story addition to the Grey Courthouse. New building to have a 13,500 gsf floorplate and two levels of underground parking. Red Brick Courthouse to remain unchanged. Renovate Grey Courthouse and Annex.	Build a new 120,000gsf, (6) story building. New building to have a 20,000 gsf floorplate and two levels of underground parking. Retain Red Brick Courthouse & Grey Courthouse. Demolish Grey Courthouse Annex.	Build a new 360,000gsf, (6) story building. New building to have a 60,000 gsf floorplate and two levels of underground parking. Retain Red Brick Courthouse and façade of Grey Courthouse. Demolish Grey Courthouse structure and Grey Courthouse Annex.
Existing Square Footage of Space	96,174	96,174	60,375	20,364
New Square Footage of Space	0	54,000	120,000	360,000
Total Square Footage of Space	96,174	150,174	180,375	380,364
FAR	0.7	1.1	1.3	2.8
Required Square Footage - 2015	See General Note A			
Required Square Footage - 2025	See General Note A			
Existing Parking Spaces	41	0	12	0
New Parking Spaces	0	77	114	343
Total Parking Spaces	41	77	126	343
Required Parking Spaces - 2015	41	108	240	720
Required Parking Spaces - 2025	41	108	240	720
A. SHORT TERM GROWTH				
1. Meets Space Required for 2015	1	3	3	3
2. Meets Parking Required for 2015	1	1	2	1
B. LONG TERM GROWTH				
1. Meets Space Required for 2025	3	3	3	3
2. Meets Parking Required for 2025	1	1	3	1
3. Maximizes Site Potential	1	1	2	3
C. SUITABLE GOV'T COMPLEX				
	2	2	2	2
OVERALL SCORE	9	11	15	13
			◀Selected Alternate▶	◀Selected Alternate▶

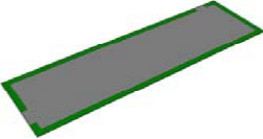

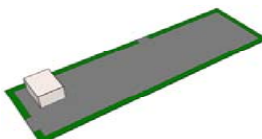
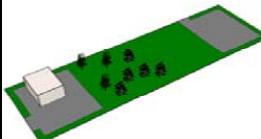
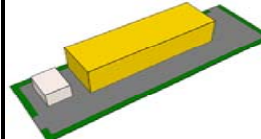
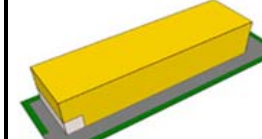
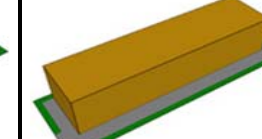
Notes On Scoring

- A. 1. If an alternate exceeds space required for the block in year 2015, it scores (3), if it meets space required for year 2015, it scores (2), if it does not meet space required for 2015 it scores (1).
2. If an alternate exceeds parking required for the bolck in year 2015, it scores (3), if it meets parking required for year 2015, it scores (2), if it does not meet parking required for 2015 it scores (1).
- B. 1. If an alternate exceeds space required for the block in year 2025, it scores (3), if it meets space required for year 2025, it scores (2), if it does not meet space required for 2025 it scores (1).
2. If an alternate exceeds parking required for the block in year 2025, it scores (3), if it meets parking required for year 2025, it scores (2), if it does not meet parking required for 2025 it scores (1).
3. If an alternate for the block maximizes the site potential allowed by zoning, it scores (3), not maximized with expansion it scores (2), not maximized, no expansion, it scores (1).
- C. Suitable Government Complex has the following qualities: Ease of Access, Concentrated Public Services, and Good Urban Design.
If a block has all three characteristics it scores (3), if it has two of three it scores (2), if it has one of three it scores (1).

General Notes:

- A. This block is primarily used by the District Court who will relocate. There are no existing County space requirements for this site and all the available and new space can be used to satisfy future space requirements.
- B. Building heights shall not exceed 75' and FAR of 3 per current zoning regulations. Site area is 142,999 SF. Note elliptical park is owned by the City of Rockville.
- C. Required area per parking space is calculated using 350sf per car unless otherwise noted. This includes drive aisles to access the parking spaces.
- D. Parking requirements are 1 space per 300 gsf of office space with a 40% reduction applied.

Government Core Facilities Optimization Master Plan

Government Core Facilities Optimization Master Plan							
IV.2 ANALYSIS OF ROCKVILLE CENTRAL CORE BLOCKS- POTENTIAL USES							
CORE BLOCK "D" Jury Parking Lot							
	Alternate 1 Existing Site to Remain	Alternate 2 New County Park	Alternate 3 Relocated Bank & County Parking	Alternate 4 Relocated Bank & County Park	Alternate 5 Relocated Bank & New County Office Building	Alternate 6 New County Office Building & Bank Tenant	Alternate 7 New Parking Garage
							
	Existing Jury Lot, on-grade parking to remain.	County park with on-grade parking for park visitors only.	Relocate bank from Block A. Provide on-grade parking for bank, with balance of parking for County.	Relocate bank from Block A and create small park. Provide on-grade parking for bank and park visitors.	Relocate bank from Block A. Build a new, (4) story, 100,000 gsf parking. New building has a 25,000 gsf floorplate with (2) levels of underground parking.	Build a (5) story, 165,000 gsf office building. Relocate bank from Block A to a tenant in new building. New building to have a 33,000 gsf floorplate with (2) levels of underground parking.	Build a (6) level above ground, 75' height parking garage plus (2) underground levels of parking. Parking structure to have a 35,300 gsf floorplate. Parking below grade extends beyond building's footprint.
Existing Square Footage of Space	0	0	0	0	0	0	0
New Square Footage of Space	0	0	0	0	100,000	165,000	0
Total Square Footage of Space	0	0	0	0	100,000	165,000	0
FAR	0.0	0.0	0.0	0.0	1.8	3.0	0.0
Required Square Footage - 2015							
Required Square Footage - 2025							
Existing Parking Spaces	157	0	107	0	0	0	0
New Parking Spaces	0	0	0	0	142	238	890
Total Parking Spaces	157	0	107	0	142	238	890
Required Parking Spaces - 2015					200	330	
Required Parking Spaces - 2025					See General Note A		
					See General Note A		
A. SHORT TERM GROWTH							
1. Meets Space Required for 2015	2	2	1	1	3	3	2
2. Meets Parking Required for 2015	1	1	1	1	1	1	3
B. LONG TERM GROWTH							
1. Meets Space Required for 2025	2	2	2	2	3	3	2
2. Meets Parking Required for 2025	2	1	1	1	1	1	3
3. Maximizes Site Potential	1	1	1	1	2	3	1
C. SUITABLE GOV'T COMPLEX							
	1	3	1	2	2	3	3
OVERALL SCORE	9	10	7	8	12	14	14
						◀Selected Alternate▶	◀Selected Alternate▶

Notes On Scoring

- A. 1. If an alternate exceeds space required for the block in year 2015, it scores (3), if it meets space required for year 2015, it scores (2), if it does not meet space required for 2015 it scores (1).
2. If an alternate exceeds parking required for the bolck in year 2015, it scores (3), if it meets parking required for year 2015, it scores (2), if it does not meet parking required for 2015 it scores (1).
- B. 1. If an alternate exceeds space required for the block in year 2025, it scores (3), if it meets space required for year 2025, it scores (2), if it does not meet space required for 2025 it scores (1).
2. If an alternate exceeds parking required for the block in year 2025, it scores (3), if it meets parking required for year 2025, it scores (2), if it does not meet parking required for 2025 it scores (1).
3. If an alternate for the block maximizes the site potential allowed by zoning, it scores (3), not maximized with expansion it scores (2), not maximized, no expansion, it scores (1).
- C. Suitable Government Complex has the following qualities: Ease of Access, Concentrated Public Services, and Good Urban Design. If a block has all three characteristics it scores (3), if it has two of three it scores (2), if it has one or less of three it scores (1).

General Notes:

- A. There are no existing County space requirements for this site. All new space can be used to satify future space requirements.
- B. Building heights shall not exceed 75' and FAR of 3 per current zoning regulations. Site area is 58,862 SF.
- C. Required area per parking space is calculated using 350sf per car unless otherwise noted. This includes drive aisles to access the parking spaces.
- D. Parking requirements are 1 space per 300 gsf of office space with a 30% reduction applied.

Government Core Facilities Optimization Master Plan

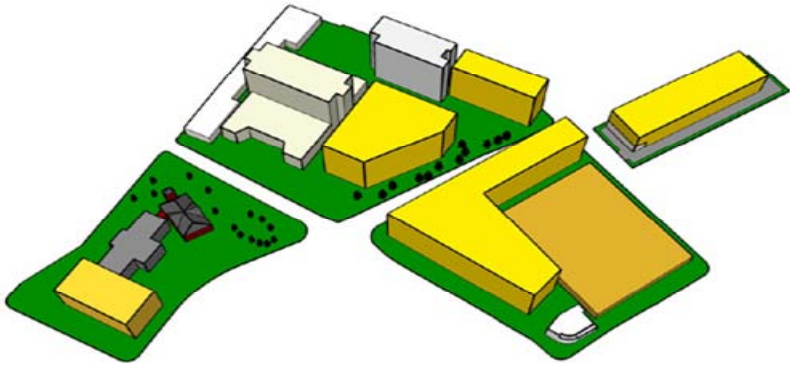
IV.3 ROCKVILLE CENTRAL CORE BLOCK SCHEME COMBINATIONS 1-16

The following schemes consist of the highest scoring alternates for each block combined in all possible 16 combinations. The total score adds the four scores from the individual blocks alternates. Scores ranged from 48 to 52 out of a possible 72. Scheme10 ranked the highest with a score of 52.

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 1



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height.limit)
Existing Square Footage	568,245
New Square footage of Space	1,116,500
Total Square footage of Space	1,684,745
Existing Parking Spaces	1,265
New Parking Spaces	946
Total Parking Spaces	2,211
A. SHORT TERM GROWTH	Core Block Total = A5+B5+C3+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	7
B. LONG TERM GROWTH	Core Block Total = A5+B5+C3+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	8
3. Maximizes Site Potential	9
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	51
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$446,600,000
2. Structured Parking @ \$42,000/space	\$0
3. Underground Parking @ \$59,500/space	\$56,287,000
4. Total Project Cost	\$502,887,000

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is $4 \times 3 = 12$

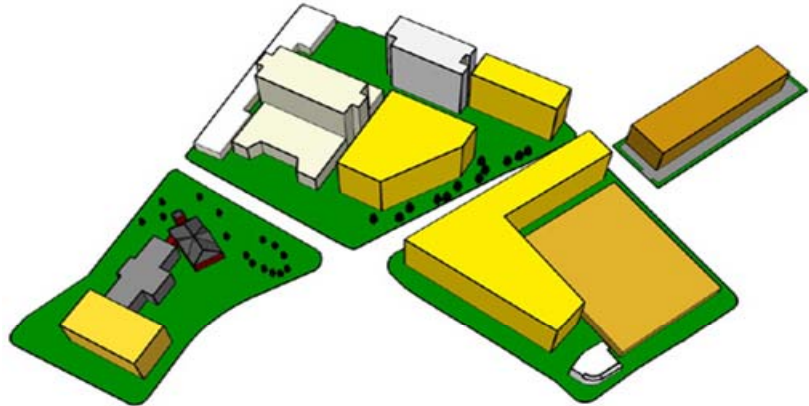
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 2



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: 6 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	568,245
New Square footage of Space	940,000
Total Square footage of Space	1,508,245
Existing Parking Spaces	1,265
New Parking Spaces	1,598
Total Parking Spaces	2,863
A. SHORT TERM GROWTH	Core Block Total = A5+B5+C3+D7
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	9
B. LONG TERM GROWTH	Core Block Total = A5+B5+C3+D7
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	10
3. Maximizes Site Potential	7
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	51
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$376,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$55,364,750
4. Total Project Cost	\$459,399,750

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

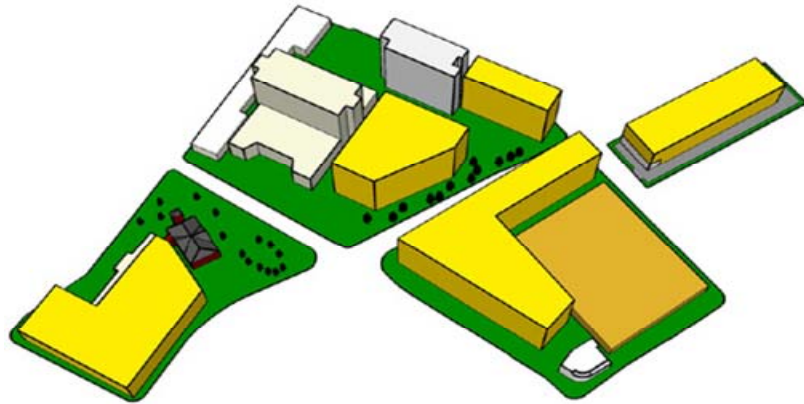
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if it has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 3



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height.limit)
Existing Square Footage	528,234
New Square footage of Space	1,356,500
Total Square footage of Space	1,884,734
Existing Parking Spaces	1,253
New Parking Spaces	1,175
Total Parking Spaces	2,428
A. SHORT TERM GROWTH	Core Block Total = A5+B5+C4+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	6
B. LONG TERM GROWTH	Core Block Total = A5+B5+C4+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	6
3. Maximizes Site Potential	10
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	49
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$542,600,000
2. Structured Parking @ \$42,000/space	\$0
3. Underground Parking @ \$59,500/space	\$69,912,500
4. Total Project Cost	\$612,512,500

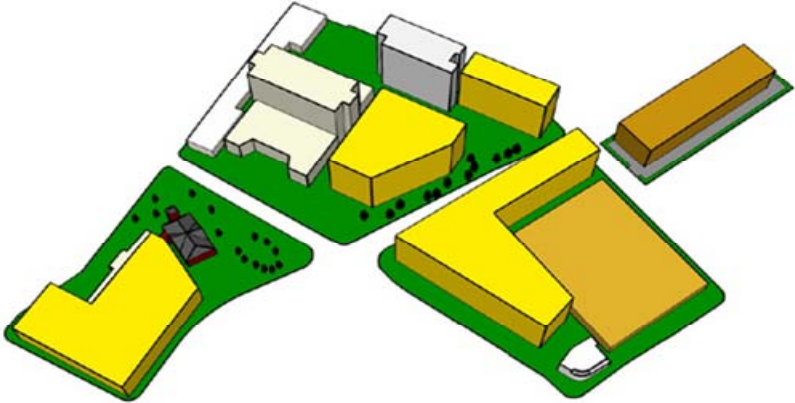
Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes	
Scheme 4	
	
	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: 7 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	528,234
New Square footage of Space	1,180,000
Total Square footage of Space	1,708,234
Existing Parking Spaces	1,253
New Parking Spaces	1,827
Total Parking Spaces	3,080
A. SHORT TERM GROWTH	Core Block Total = A5+B5+C4+D7
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	8
B. LONG TERM GROWTH	Core Block Total = A5+B5+C4+D7
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	8
3. Maximizes Site Potential	8
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	49
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$472,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$68,990,250
4. Total Project Cost	\$569,025,250

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

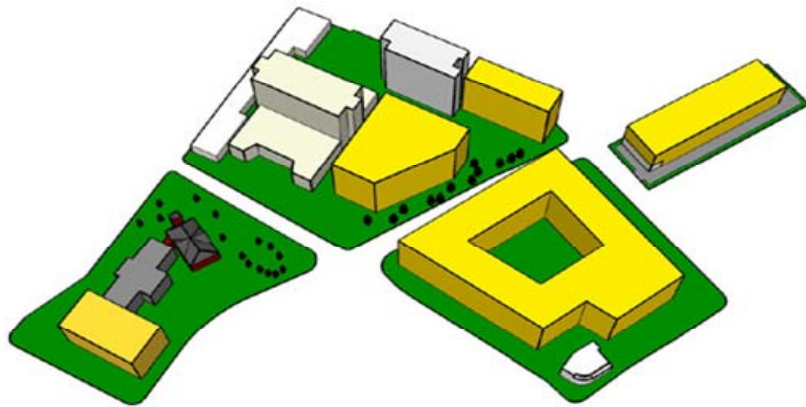
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 5



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height limit)
Existing Square Footage	568,245
New Square footage of Space	1,211,500
Total Square footage of Space	1,779,745
Existing Parking Spaces	496
New Parking Spaces	1,384
Total Parking Spaces	1,880
A. SHORT TERM GROWTH	Core Block Total = A5+B8+C4+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	6
B. LONG TERM GROWTH	Core Block Total = A5+B8+C4+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	7
3. Maximizes Site Potential	10
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	50
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$484,600,000
2. Structured Parking @ \$42,000/space	\$0
3. Underground Parking @ \$59,500/space	\$82,348,000
4. Total Project Cost	\$566,948,000

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

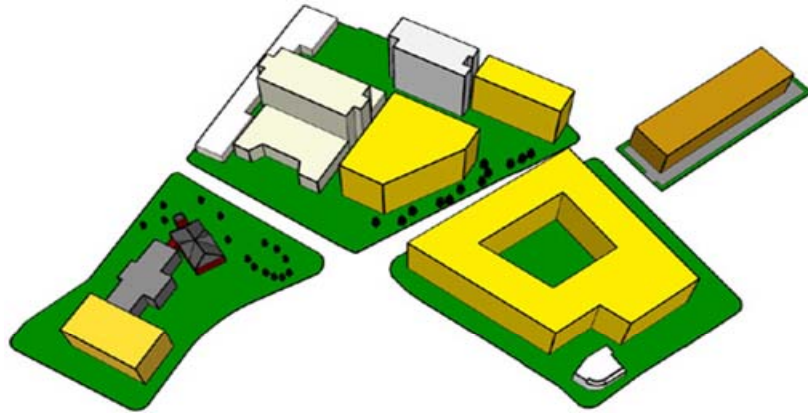
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 6



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: 7 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	568,245
New Square footage of Space	1,035,000
Total Square footage of Space	1,603,245
Existing Parking Spaces	496
New Parking Spaces	2,036
Total Parking Spaces	2,532
A. SHORT TERM GROWTH	Core Block Total = A5+B8+C3+D6
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	8
B. LONG TERM GROWTH	Core Block Total = A5+B8+C3+D6
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	10
3. Maximizes Site Potential	8
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	51
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$414,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$81,425,750
4. Total Project Cost	\$523,460,750

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is $4 \times 3 = 12$

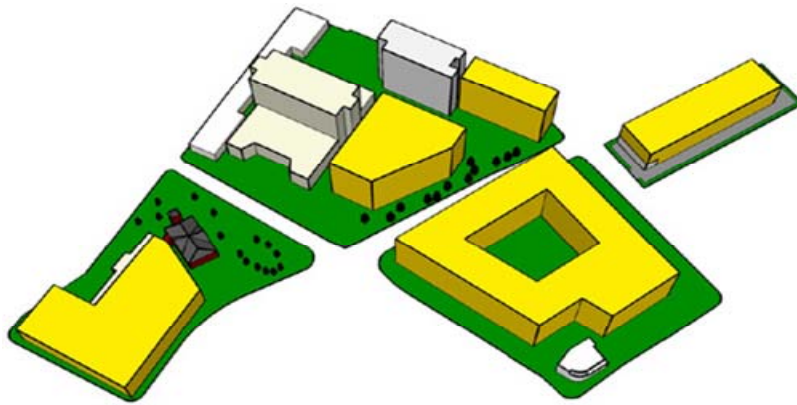
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if it has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 7



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height.limit)
Existing Square Footage	528,234
New Square footage of Space	1,451,500
Total Square footage of Space	1,979,734
Existing Parking Spaces	484
New Parking Spaces	1,613
Total Parking Spaces	2,097
A. SHORT TERM GROWTH	Core Block Total = A5+B8+C4+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	5
B. LONG TERM GROWTH	Core Block Total = A5+B8+C4+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	5
3. Maximizes Site Potential	11
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	48
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$580,600,000
2. Structured Parking @ \$42,000/space	0
3. Underground Parking @ \$59,500/space	\$95,973,500
4. Total Project Cost	\$676,573,500

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

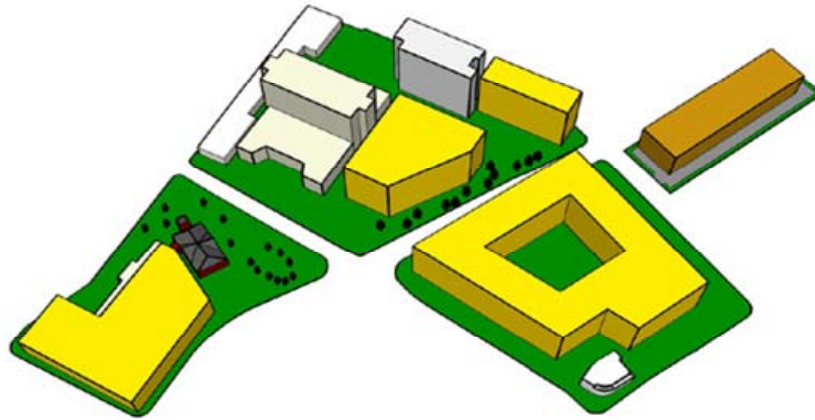
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if it has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 8



	BLOCK A: 330K JC Annex, 160K Office tower, Existing Plaza, Additional Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: 7 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	528,234
New Square footage of Space	1,275,000
Total Square footage of Space	1,803,234
Existing Parking Spaces	484
New Parking Spaces	2,265
Total Parking Spaces	2,749
A. SHORT TERM GROWTH	Core Block Total = A5+B8+C4+D7
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	7
B. LONG TERM GROWTH	Core Block Total = A5+B8+C4+D7
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	7
3. Maximizes Site Potential	9
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	48
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$510,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$95,051,250
4. Total Project Cost	\$633,086,250

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

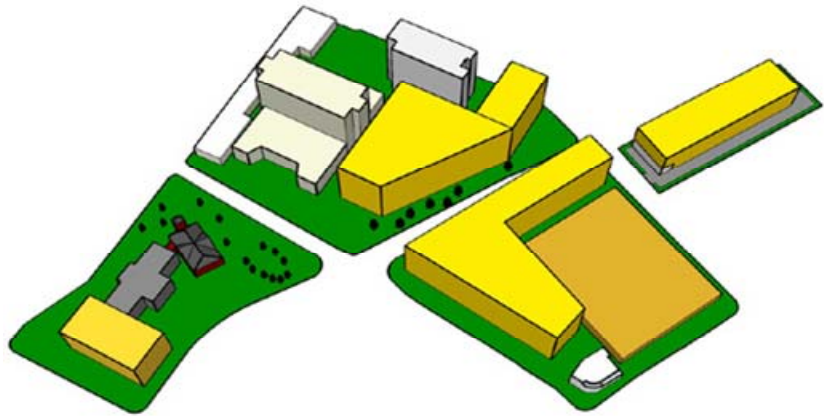
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 9



	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height limit)

Existing Square Footage	568,245
New Square footage of Space	1,691,500
Total Square footage of Space	2,259,745
Existing Parking Spaces	1,265
New Parking Spaces	1,081
Total Parking Spaces	2,346
A. SHORT TERM GROWTH	
	Core Block Total = A7+B5+C3+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	7
B. LONG TERM GROWTH	
	Core Block Total = A7+B5+C3+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	8
3. Maximizes Site Potential	10
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	
	3
D. OVERALL SCORE	
	52
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$676,600,000
2. Structured Parking @ \$42,000/space	\$0
3. Underground Parking @ \$59,500/space	\$64,319,500
4. Total Project Cost	\$740,919,500

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

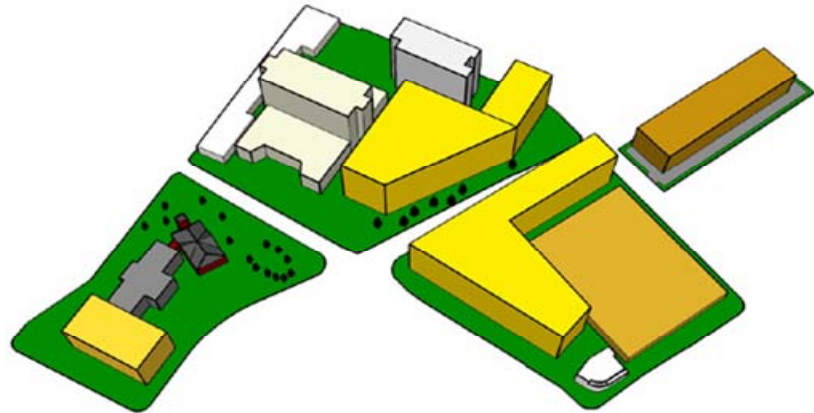
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 10



	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: 7 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	568,245
New Square footage of Space	1,515,000
Total Square footage of Space	2,083,245
Existing Parking Spaces	1,265
New Parking Spaces	1,733
Total Parking Spaces	2,998
A. SHORT TERM GROWTH	Core Block Total = A7+B5+C3+D7
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	9
B. LONG TERM GROWTH	Core Block Total = A7+B5+C3+D7
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	10
3. Maximizes Site Potential	8
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	52
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$606,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$91,432,250
4. Total Project Cost	\$725,467,250

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is $4 \times 3 = 12$

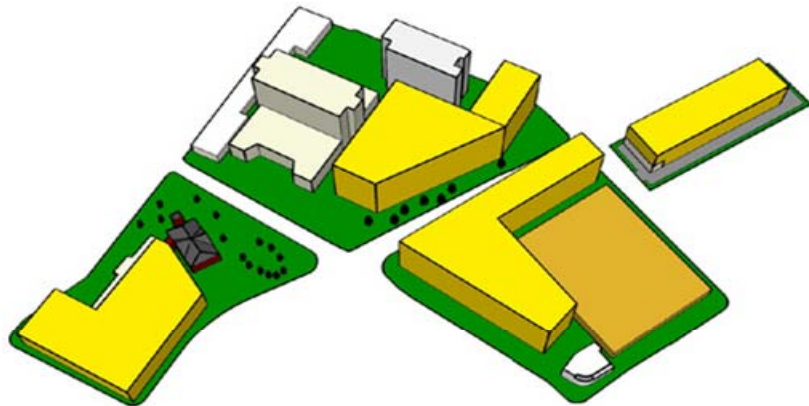
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 11



	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height.limit)
Existing Square Footage	528,234
New Square footage of Space	1,931,500
Total Square footage of Space	2,459,734
Existing Parking Spaces	1,253
New Parking Spaces	1,310
Total Parking Spaces	2,563
A. SHORT TERM GROWTH	Core Block Total = A7+B5+C4+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	6
B. LONG TERM GROWTH	Core Block Total = A7+B5+C4+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	6
3. Maximizes Site Potential	11
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	50
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$772,600,000
2. Structured Parking @ \$42,000/space	\$0
3. Underground Parking @ \$59,500/space	\$77,945,000
4. Total Project Cost	\$850,545,000

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

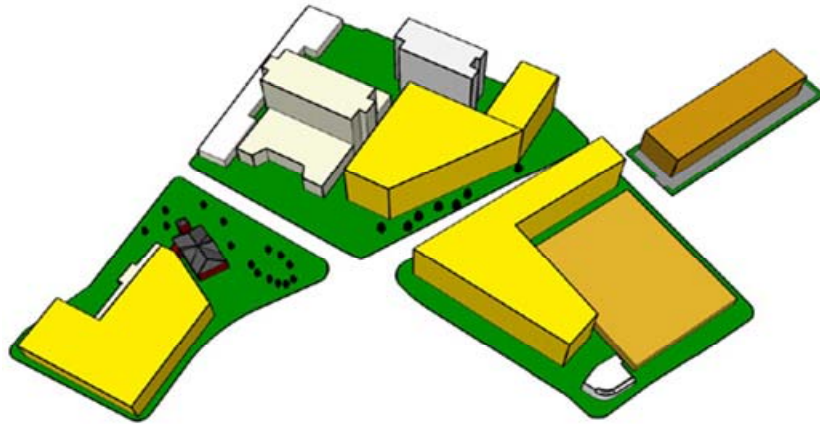
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 12



BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
 BLOCK B: 6 story (75' height), 240k, Retain garage, 2-story Underground Parking
 BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
 BLOCK D: 7 Levels Above-ground Parking Structure, 2 Levels Underground Parking

Existing Square Footage	528,234
New Square footage of Space	1,755,000
Total Square footage of Space	2,283,234
Existing Parking Spaces	1,253
New Parking Spaces	1,962
Total Parking Spaces	3,215
A. SHORT TERM GROWTH	
Core Block Total = A7+B5+C4+D6	
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	8
B. LONG TERM GROWTH	
Core Block Total = A7+B5+C4+D6	
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	8
3. Maximizes Site Potential	9
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	
	3
D. OVERALL SCORE	
	50
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$702,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$77,022,750
4. Total Project Cost	\$807,057,750

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

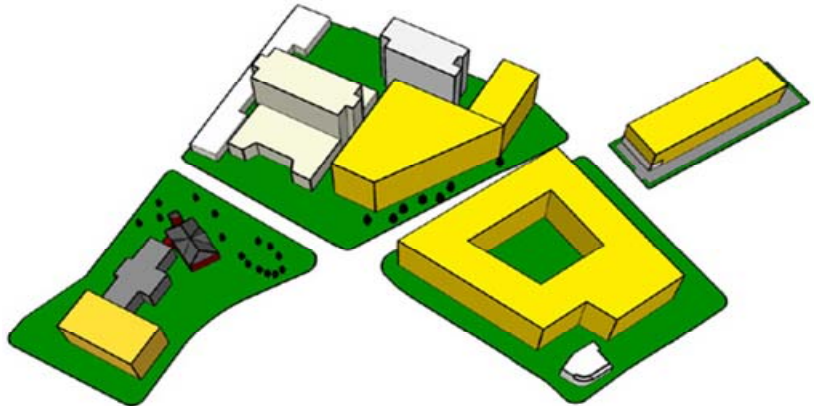
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if it has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 13



	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height.limit)
Existing Square Footage	568,245
New Square footage of Space	1,786,500
Total Square footage of Space	2,354,745
Existing Parking Spaces	496
New Parking Spaces	1,519
Total Parking Spaces	2,015
A. SHORT TERM GROWTH	Core Block Total = A7+B8+C4+D6
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	8
B. LONG TERM GROWTH	Core Block Total = A7+B8+C4+D6
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	9
3. Maximizes Site Potential	9
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	51
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$714,600,000
2. Structured Parking @ \$42,000/space	0
3. Underground Parking @ \$59,500/space	\$90,380,500
4. Total Project Cost	\$804,980,500

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is $4 \times 3 = 12$

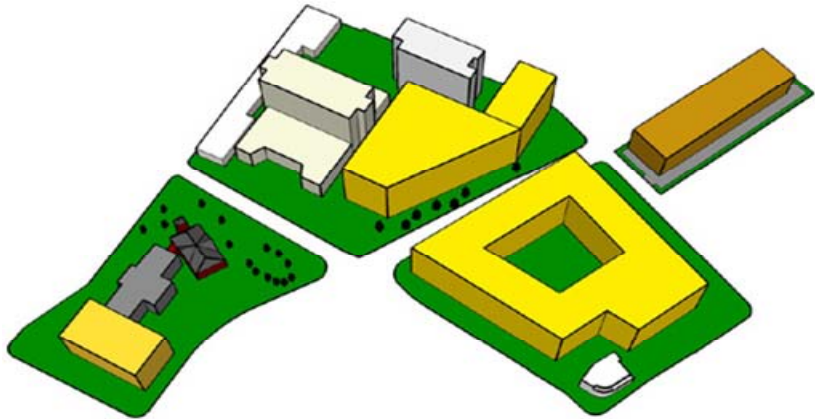
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 14



	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 120K Building, Retain RBCH, Retain Partial GBCH and Façade, underground parking
	BLOCK D: 6 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	568,245
New Square footage of Space	1,610,000
Total Square footage of Space	2,178,245
Existing Parking Spaces	496
New Parking Spaces	2,171
Total Parking Spaces	2,667
A. SHORT TERM GROWTH	Core Block Total = A7+B8+C3+D7
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	8
B. LONG TERM GROWTH	Core Block Total = A7+B8+C3+D7
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	9
3. Maximizes Site Potential	9
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	51
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$644,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$89,458,250
4. Total Project Cost	\$761,493,250

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is 4x3 = 12

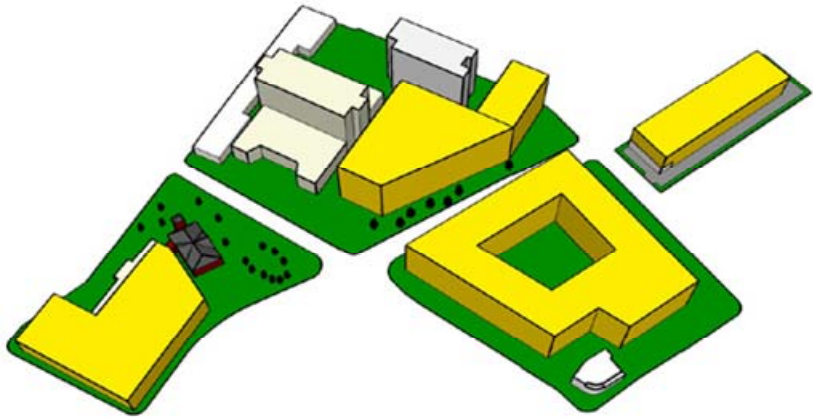
B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes

Scheme 15



	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: (5) Story 176K County Office/Parking w/ Bank Tenant (75' height.limit)
Existing Square Footage	528,234
New Square footage of Space	2,026,500
Total Square footage of Space	2,554,734
Existing Parking Spaces	484
New Parking Spaces	1,748
Total Parking Spaces	2,232
A. SHORT TERM GROWTH	Core Block Total = A7+B8+C4+D6
1. Meets Space Required for 2015	12
2. Meets Parking Required for 2015	5
B. LONG TERM GROWTH	Core Block Total = A7+B8+C4+D6
1. Meets Space Required for 2025	12
2. Meets Parking Required for 2025	5
3. Maximizes Site Potential	12
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	49
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$810,600,000
2. Structured Parking @ \$42,000/space	0
3. Underground Parking @ \$59,500/space	\$104,006,000
4. Total Project Cost	\$914,606,000

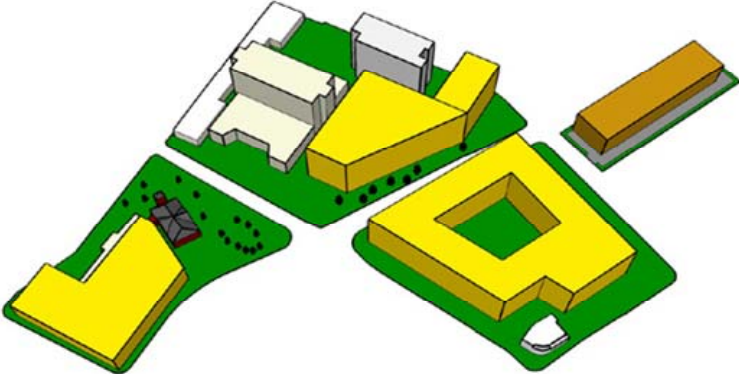
Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is $4 \times 3 = 12$

B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if has two of three it scores (2), if it has one of three it scores (1).

Government Core Facilities Optimization Master Plan

Master Plan Block Schemes	
Scheme 16	
	
	BLOCK A: All New 800K JC, Reuse existing JC for Office, Existing Plaza, New Underground Parking
	BLOCK B: New (6) Story 600K, 75' Height, All Underground Parking
	BLOCK C: New 180K building, RBCH retained, Retain GBCH Façade, Underground parking
	BLOCK D: 6 Levels Above-ground Parking Structure, 2 Levels Underground Parking
Existing Square Footage	528,234
New Square footage of Space	1,850,000
Total Square footage of Space	2,378,234
Existing Parking Spaces	484
New Parking Spaces	2,400
Total Parking Spaces	2,884
A. SHORT TERM GROWTH	Core Block Total = A7+B8+C4+D7
1. Meets Space Required for 2015	11
2. Meets Parking Required for 2015	7
B. LONG TERM GROWTH	Core Block Total = A7+B8+C4+D7
1. Meets Space Required for 2025	11
2. Meets Parking Required for 2025	7
3. Maximizes Site Potential	10
C. SUITABLE FOUR BLOCK GOVERNMENT COMPLEX	3
D. OVERALL SCORE	49
E. COST EFFECTIVENESS	
1. Cost of New Office Space	\$740,000,000
2. Structured Parking @ \$42,000/space	\$28,035,000
3. Underground Parking @ \$59,500/space	\$103,083,750
4. Total Project Cost	\$871,118,750

Notes on Scoring

A. Short term growth - The Core Block Total is the sum of the four selected alternates for the individual blocks, one each for blocks A,B,C,D, that comprise a scheme. The top score for each block is 3, therefore the top score in any category is $4 \times 3 = 12$

B. Long term growth - See note A.

C. Suitable four block government complex has the following qualities: Synergy between the County's four blocks and other Rockville City core blocks, continuous public/green space, and sequence of construction causes minimal disruption/ moves to county functions and employees. If a scheme has all three characteristics it scores (3), if it has two of three it scores (2), if it has one of three it scores (1).

SECTION V MASTER PLAN BLOCK SCHEMES

V.1 Introduction

V.2 Master Plan Scheme A – Low Density, Large Central Green Space

V.3 Master Plan Scheme B – Medium Density, Central Plaza

V.4 Master Plan Scheme C – High Density, Inner Courtyards

V.5 Master Plan Goals – Summary Chart

Government Core Facilities Optimization Master Plan

V.1 Introduction

This section provides a detailed illustration of the low, medium and high density schemes. The buildings shown provide general massing to achieve the required square footage and create an appealing urban space. The specific features shown in the illustrations, such as pedestrian bridges and park features can be added, subtracted or combined. All schemes accommodate growth to the year 2025 for the County Office Building, Executive Office Building, Judicial Center, courts, and varying amounts of lease consolidation space. The illustrations shown are diagrammatic in nature, and show the completed master plan scheme. Detailed phasing plans for the construction of each scheme are presented in Section VI – Implementation. Detailed floor area, parking and cost calculations for each scheme's phasing and final build-out are presented in Section VII – Comparative Analysis of Three Master Plans.

Potential development opportunities are shown for each scheme. These represent excess building area allowed by FAR, that is beyond the County's space requirements. Potential development could be used to consolidate County-leased space, retained for future use, sold, leased, used in a public-private partnership, or as commercial / retail space.

Government Core Facilities Optimization Master Plan

Block A

- The JC Annex totals 330,000 GSF and consists of a 15-story tower, a lower 3-story wing, and provides growth to 2020.
- The Block A tower is 12 stories, 160,000 GSF and provides for COB requirements until year 2025.
- Parking is provided with a 2-story underground structure under both the building and the green space. Two-story underground garages are typical in Rockville due to the presence of rock formations. Parking requirements are met with the construction of the Block B expanded garage
- The large central public space includes the existing plaza and develops the balance of the area as a green space.

Block B

- This block provides the continuation of the public green space and a strong visual connection to Block A.
- Three additional levels are added to the existing parking structure, which was originally designed for expansion.
- A bridge from the expanded garage to the east side of the Judicial Annex provides convenient mid-block pedestrian access.
- The balance of the block can accommodate a 6-story, 290,000 GSF building for lease consolidation and EOB growth.
- Council Office Building is demolished to make way for a larger building to accommodate growth.

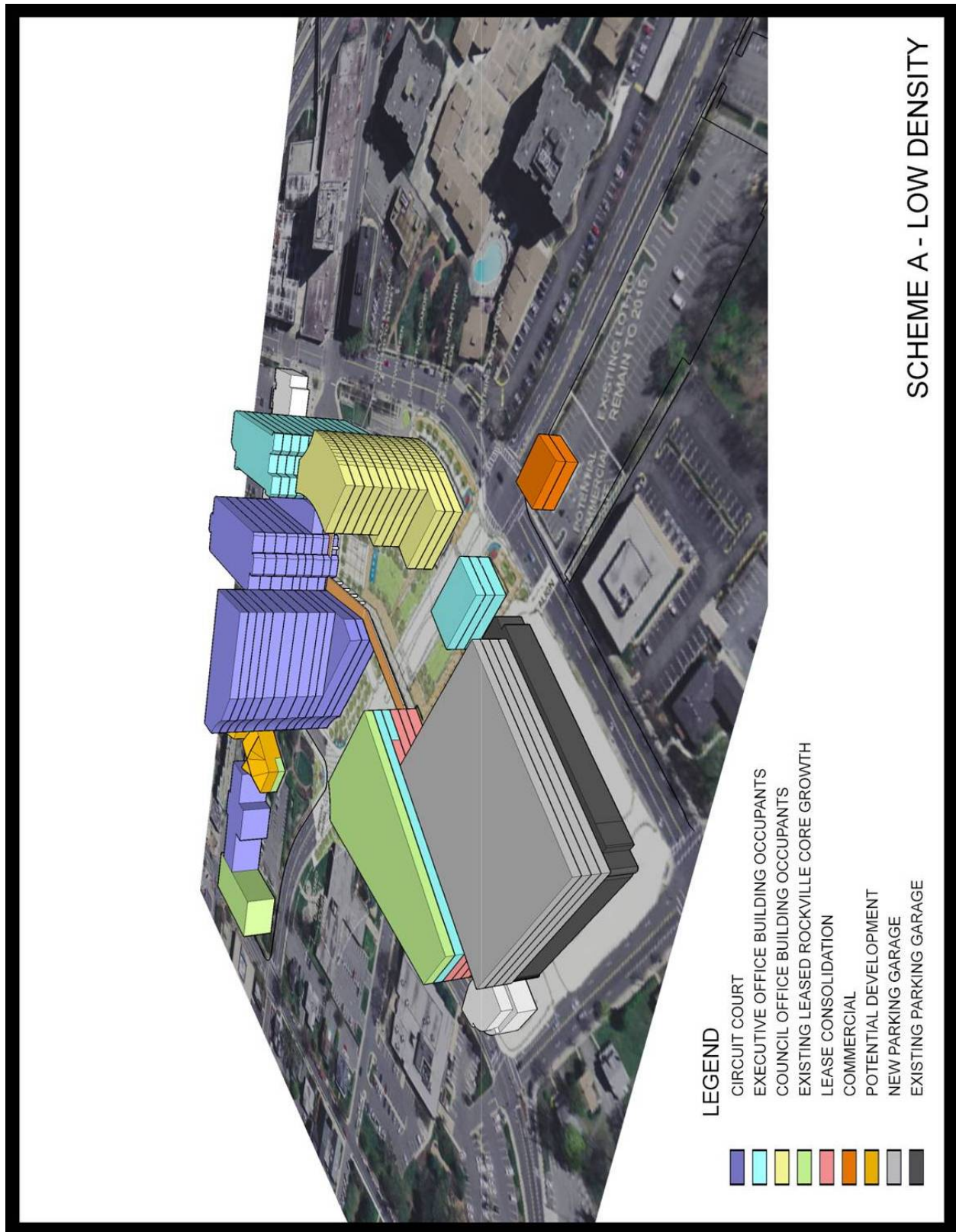
Block C

- This block retains the historic Red Brick Courthouse, Grey Courthouse and Annex.
- Circuit Court expansion for the year 2025 can be accommodated after the existing structures are renovated.
- The majority of the Grey Courthouse and Annex are leased to the District (State) Court, who are supposed to be in a new building in 2011. The start of construction at this time is unknown.
- The 2025 timeframe for the Grey Courthouse renovation and Circuit Court growth allows sufficient time for both the design and construction of the renovation.

Block D

- This jury lot is maintained as a surface parking lot.
- The corner lot is reserved for the potential development of a 10,000 SF, one-story commercial building.

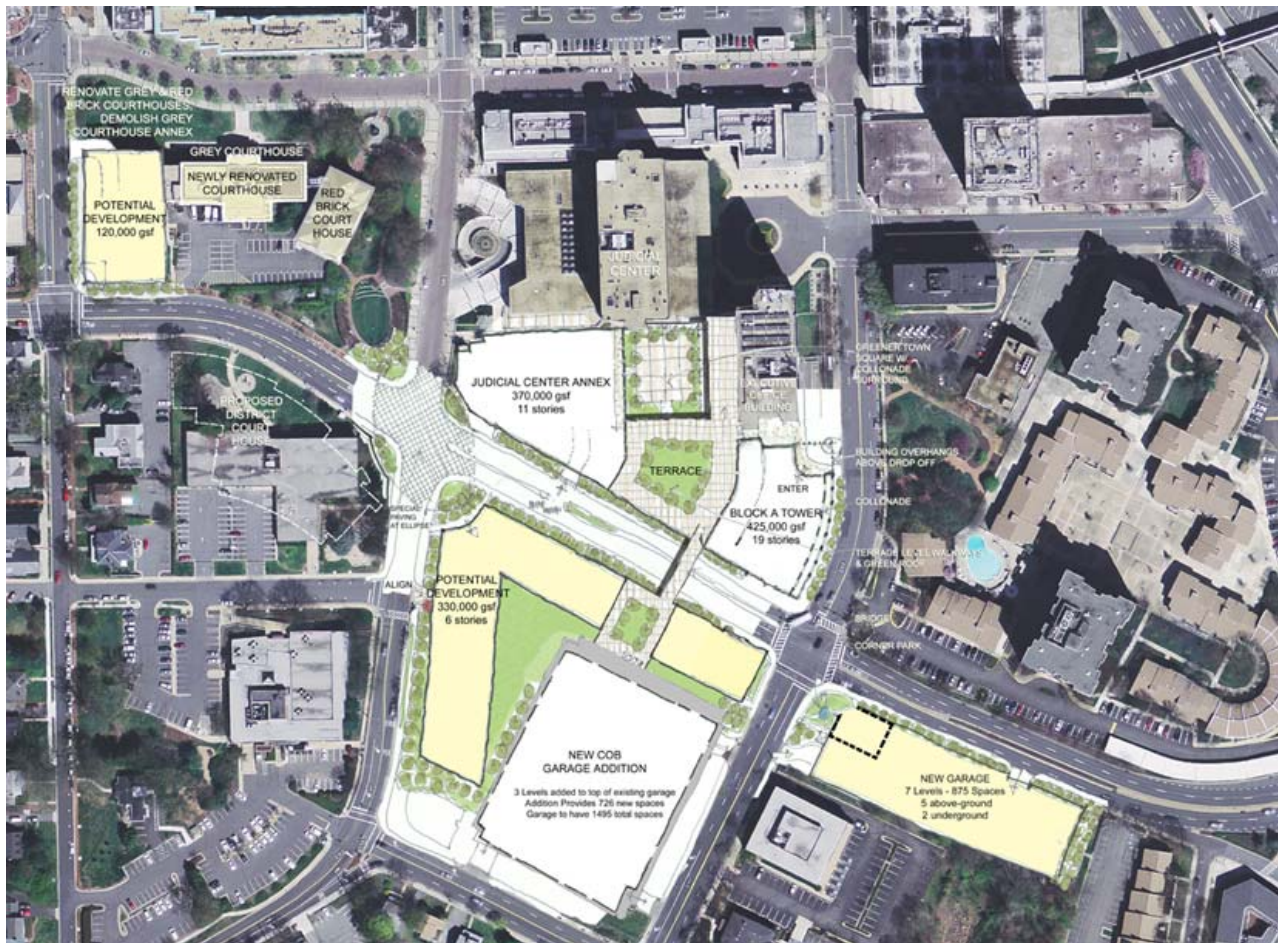
Government Core Facilities Optimization Master Plan



Government Core Facilities Optimization Master Plan

V.3 Master Plan Scheme B – Medium Density, Central Plaza

This scheme is the detailed version of the selected Scheme 10 from Section IV. This scheme increases density by combining the Judicial Center and the Administrative Staff building, with a one-story terrace building shielding the central plaza from traffic. The roof of the terrace building is a green roof that extends as a bridge over Maryland Avenue. The bridge terminates in an elevated plaza and serves as a second story entrance to the office buildings. New elevators allow access to the expanded multi-story parking structure.



Scheme B: Overview

- Total Built Area (new & existing) – 1,441,000 GSF, County Space – 1,347,000 GSF
- Potential development area – 94,000 GSF, Other Potential Development – 424,000 GSF
- Total parking provided all blocks – 2,847
- Total parking at potential development sites – 1,358
- Provides required parking for the above facilities.
- Provides a central plaza with a bridge to the expanded parking garage.
- Provides growth for Judicial Center, Executive Office Building, and Council Office Building to 2025.
- Provides existing leased Rockville core growth to 2025.
- Provides lease consolidation of 119,000 GSF of the 254,000 GSF currently leased.

Government Core Facilities Optimization Master Plan

Block A

- For year 2015 occupancy, the Judicial Center is 370,000 GSF and accommodates Circuit Court space requirements until year 2025.
- The Block A tower is 425,000 GSF and accommodates the COB and EOB growth and 100,000 SF of lease consolidation.
- The Central Plaza is shielded with the connector building from traffic
- The one story connector building has a green roof/ walkway at the same level as the walkway above the terrace level of the EOB.
- The roof/ walkway of the connector is extended as a bridge over to Block B.
- Parking is provided with a 2-story underground structure under both the building and the green space. Two-story underground garages are typical in Rockville due to the presence of rock formations at lower levels.

Block B

- The bridge terminates in an elevated plaza that provides access to the expanded garage and future building.
- The garage is expanded by three levels, the same as Scheme A.
- The future building is six stories, 330,000 GSF with an underground garage under both the building and the green space.
- This site and building can be used for additional County lease consolidation, ground lease, public/private partnership, or sold.

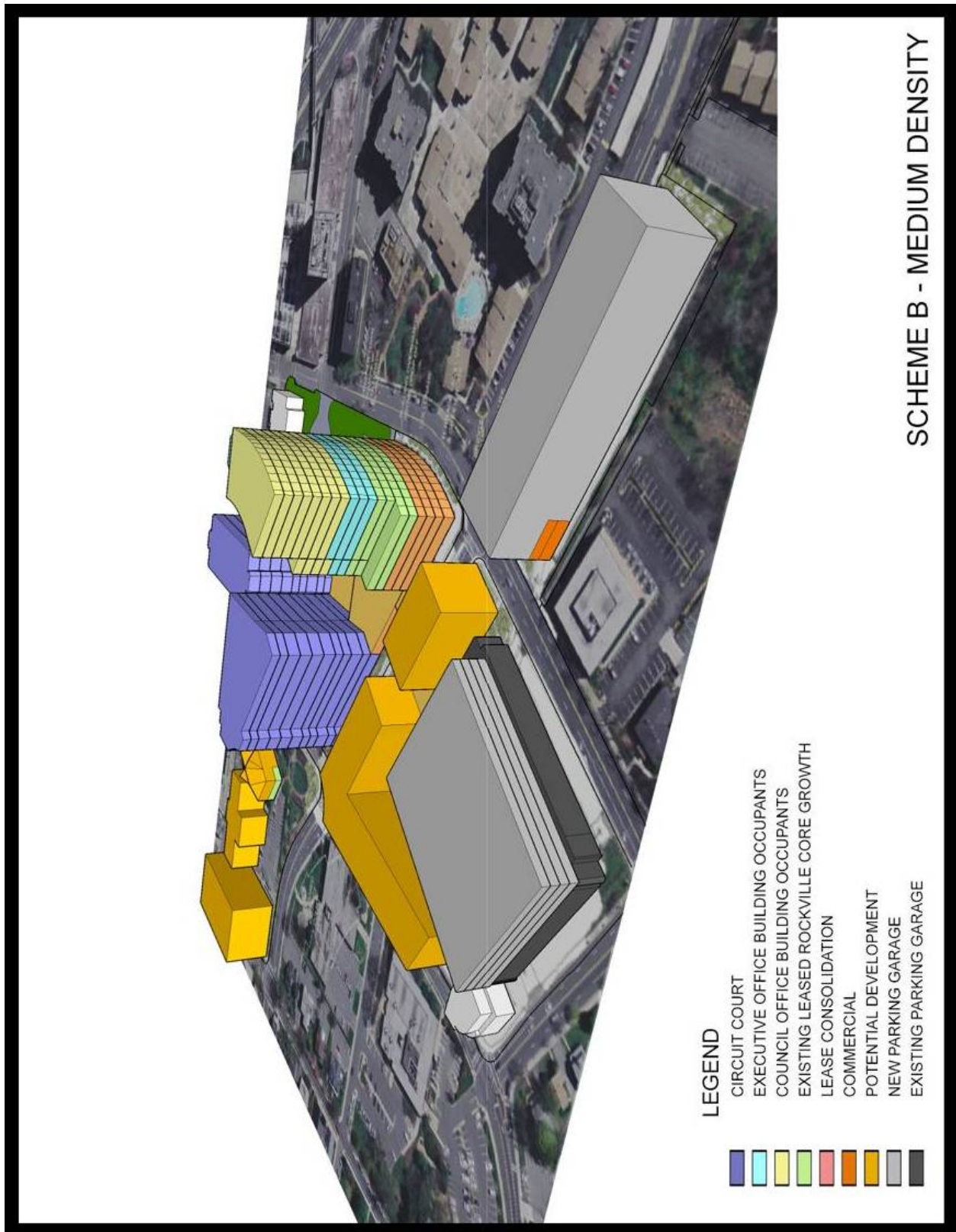
Block C

- This block retains the Red Brick Courthouse and the Grey Courthouse.
- In the future, the Grey Courthouse Annex can be demolished and a new six-story, 120,000 SF building and underground garage can be constructed.
- This site and building can be used for additional County lease consolidation, ground lease, public/private partnership, or sold.

Block D

- For the year 2015 use, a garage structure of two underground levels and 5 above grade levels is constructed with a capacity of 825 cars.
- This garage provides more than the required parking for the overall development.

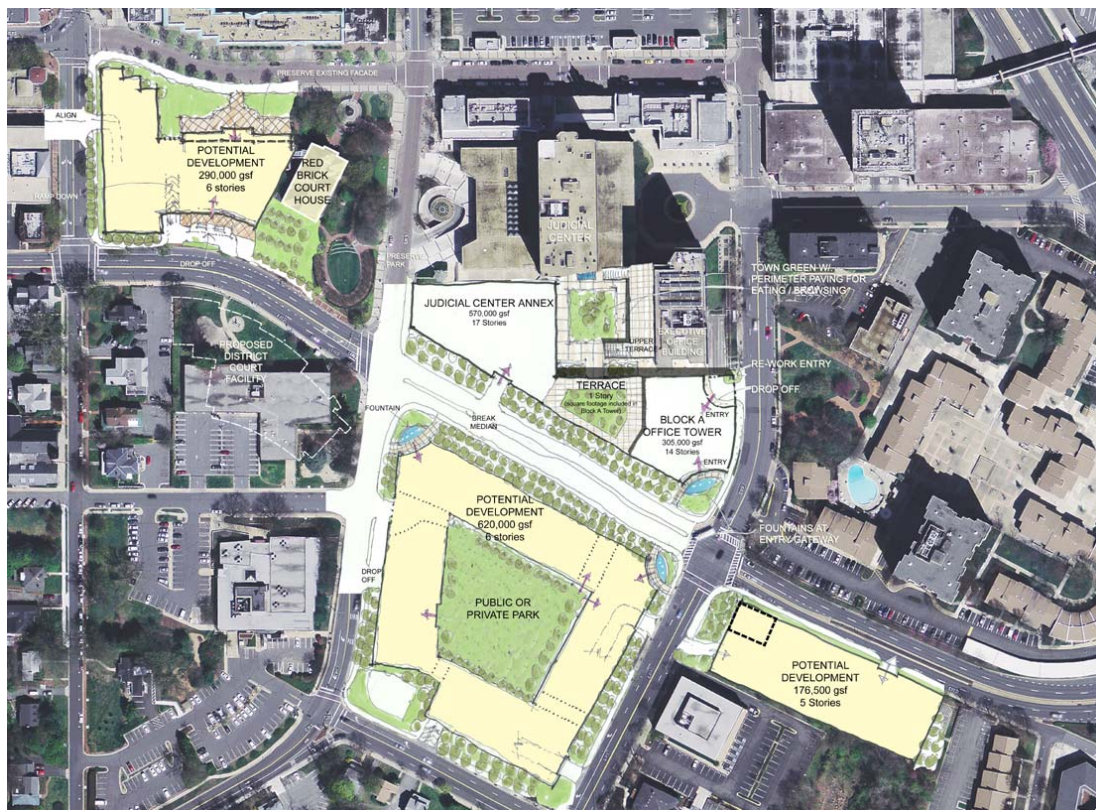
Government Core Facilities Optimization Master Plan



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V.4 Master Plan Scheme C – High Density, Inner Courtyards

This scheme provides high density by completely developing all blocks to the maximum feasible FAR. The current and future County growth requirements are satisfied by maximizing the buildings on Block A. In order to provide the balance of parking not provided in the four story underground garage on Block A, it will be necessary to build an underground garage on the west side of Block B. Optimally, this would be done at the same time as the potential development of the office building above. See the phasing plan in Section VI. Block C provides an excellent potential development of a mixed use project that can include retail, restaurants and professional offices that service the expanded Judicial Center. This type of mixed use development would extend the Rockville Town Center pedestrian district along Montgomery Avenue to the west and increase the urban experience with increased activity on both sides of the street. Inner courtyards are provided for Blocks A and B. At Block A, the existing courtyard is enclosed by the new buildings and terrace. A large courtyard is necessary at Block B, to provide daylight to the new building.



Scheme C: Overview

- Total Built Area (new & existing) – 2,141,000 GSF, County Space – 1,427,000 GSF
- Potential development area – 714,000 GSF, Other Potential Development - 379,000 GSF
- Total parking provided all blocks – 4,479, Total parking at potential development sites – 1,002
- Provides maximum feasible FAR with inner courtyards.
- Provides growth for Judicial Center, Executive Office Building, and Council Office Building to 2025.
- Provides existing leased Rockville core growth to 2025.
- Provides lease consolidation of 199,000 GSF of the 254,000 GSF currently leased.
- Potential development includes new buildings on Block B (620,000 GSF), Block C (290,000 GSF), and Block D (165,000 GSF).

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Block A

- For year 2015 occupancy, the Judicial Annex and Block A tower are combined into one large building.
- This building accommodates current and future space requirements for the COB, EOB and lease consolidation.
- The central courtyard is shielded from the traffic on Jefferson Street.
- The underground parking garage is calculated with 4 stories due to the higher density.

Block B

- This block is completely redeveloped with a 6-story, 620,000 GSF building with a central courtyard.
- Public access to the green courtyard during business hours is provided at four locations.
- The underground parking structure is calculated with 5 stories under the entire site.

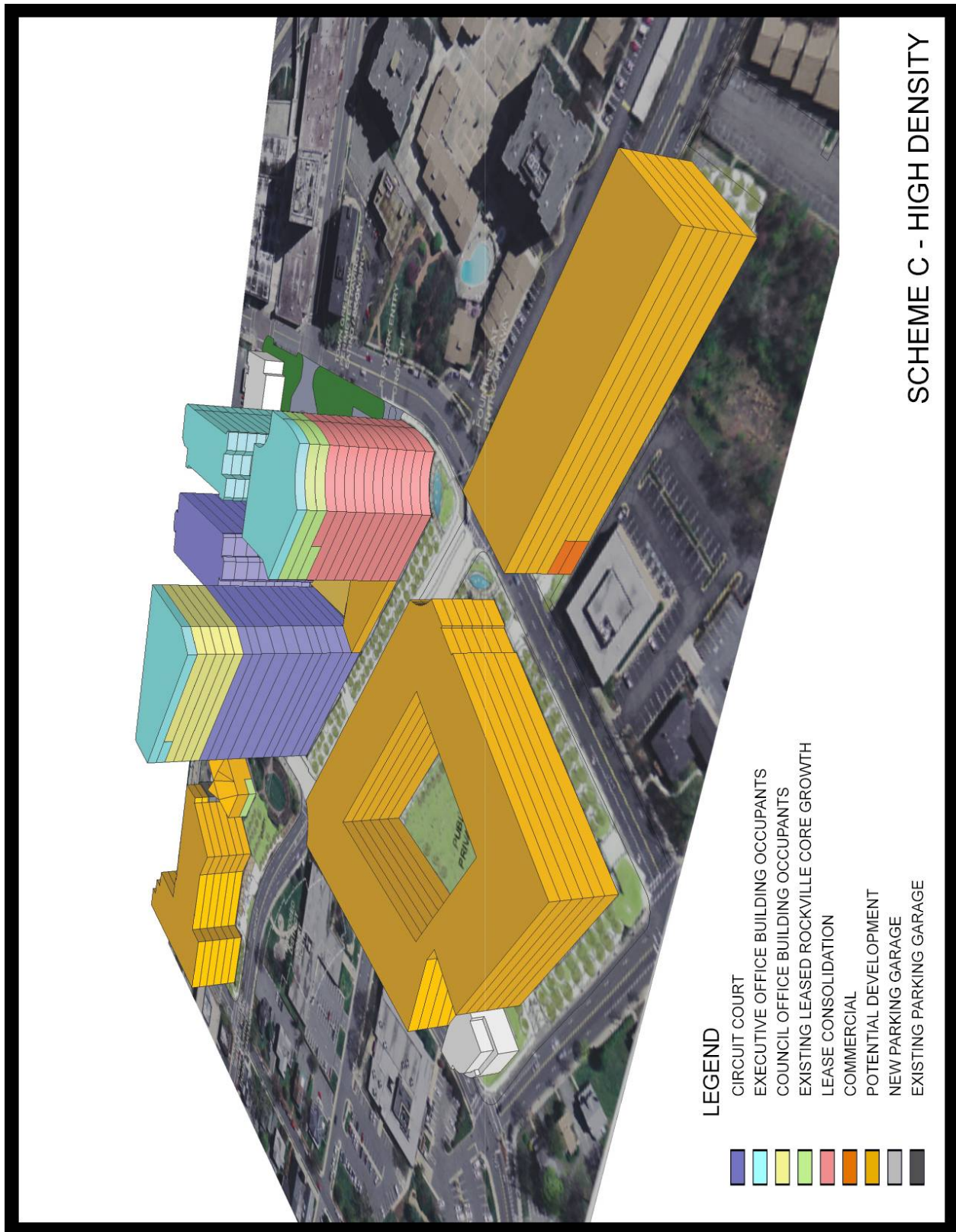
Block C

- The Red Brick Courthouse is renovated and retained.
- A new 6-story, 290,000 GSF building, which retains the Grey Courthouse facade is for future development. This building achieves the maximum feasible FAR which is less than the allowable FAR.
- A 5-story, underground garage calculated with a 30% reduction is required.
- This building site can be used for ground lease, public/private partnership or sold.

Block D

- A 5-story, 165,000 GSF building maximizes FAR.
- A 3-story underground garage is required.
- Due to maximizing the square footage on the other sites, the County would not need to develop this site to meet growth requirements.

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V.5 Master Plan Goals – Summary Chart

The following chart reviews each of the master plans and rates them according to how well the scheme meets the original goals. The medium density scheme and the low density scheme received equal scores, and outscored the high density scheme. Both of the high scoring schemes retain and add onto the existing county garage on Block B. Replacing that garage and the phasing necessary to provide parking during the implementation of the high density scheme caused it to score low on speed of implementation, ease of implementation and cost-effectiveness.

MASTER PLAN GOALS- SUMMARY CHART			
GOALS	Low Density Scheme	Medium Density Scheme	High Density Scheme
Meets Short Term Growth	3	3	3
Meets Long Term Growth to Year 2025	3	3	3
Speed of Implementation	3	2	1
Ease of Implementation	3	3	1
Cost Effectiveness	2	2	1
Comprehensive Function as a Civic Complex	2	3	2
OVERALL RATING	16	16	11

Notes on Scoring

- If a Master Plan Scheme Exceeds Goal it scores (3)
- If a Master Plan Scheme Meets a Goal it scores (2)
- If a Master Plan Scheme Does not Meet a Goal it scores (1)

The next section, Section VI – Implementation, provides the sequence of how the schemes can be phased to provide the space when needed to meet the short and long term County growth needs. The phasing works well for the low and medium density schemes and therefore meets the goals for speed and ease of implementation.

Section VII - Comparative Analysis, shows in detail the quantity of space and parking required and provided. There is also a spreadsheet showing the cost of each scheme.

The chart above shows the low and medium density schemes scored equally and that combining elements of both could lead to an even higher scoring scheme. This was done and the result is the master plan shown in Section VIII.

SECTION VI IMPLEMENTATION

VI.1 Introduction

**VI.2 Implementation – Master Plan Scheme A
Low Density, Large Central Green Space**

**VI.3 Implementation – Master Plan Scheme B
Medium Density, Central Plaza**

**VI.4 Implementation – Master Plan Scheme C
High Density, Inner Courtyards**

Government Core Facilities Optimization Master Plan

SECTION VI IMPLEMENTATION

VI.1 INTRODUCTION

This section illustrates the phasing and detailed steps required to implement each of the three selected master plan schemes. The phasing takes place in the timeframes that have been established and used throughout the report. While each master plan accommodates projected future growth, they vary greatly in how this is accomplished. The diagrams in this section provide an understanding of how construction would progress for each selected scheme. A detailed analysis of floor area constructed, parking calculations and estimated costs is provided in the next section, Section VII, Comparative Analysis of Three Master Plan Schemes.

A phased approach is required to manage the size and complexity of current space needs and accommodate predicted growth. These space needs are balanced with the practical steps of constructing new buildings, as well as selective rehabilitation and demolition of existing ones. Parking needs are an additional factor in the phasing steps. While the number of parking spaces increases in each scheme, the phasing steps seek to maintain parking availability throughout the construction process.

In each phasing diagram, there is a distinction between new construction (shown in white) and potential development (shown in yellow). New construction refers to portions of a master plan that are required for meeting projected space needs. Potential development refers to space that is part of the master plan, but is not immediately required by projected needs. Potential development space could be used for consolidation of existing space leased by the County, additional future growth (exceeding what is already projected), leasing to others, part of a public-private partnership, or other unmet space needs.

Each phasing step in the diagram contains dates indicating when construction would need to occur for County space requirements, or when construction could occur for potential development. Notes to the left of the diagram provide a description of the proposed work.

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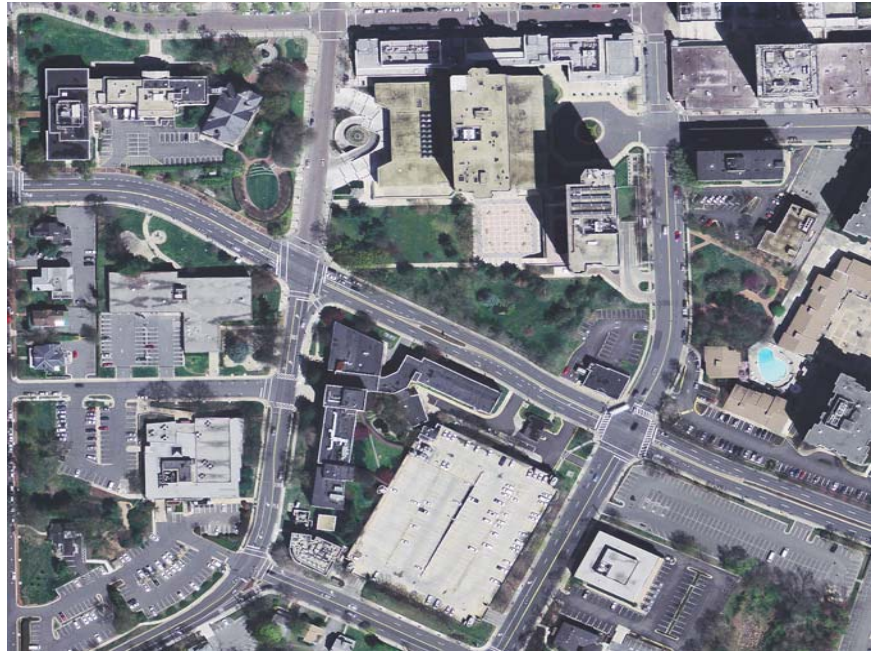
VI.2 IMPLEMENTATION

MASTER PLAN SCHEME A – LOW DENSITY, LARGE CENTRAL GREEN SPACE

EXISTING – 2007

Total Area: 789,000 GSF

Total Parking: 1,451



PHASE I – 2015

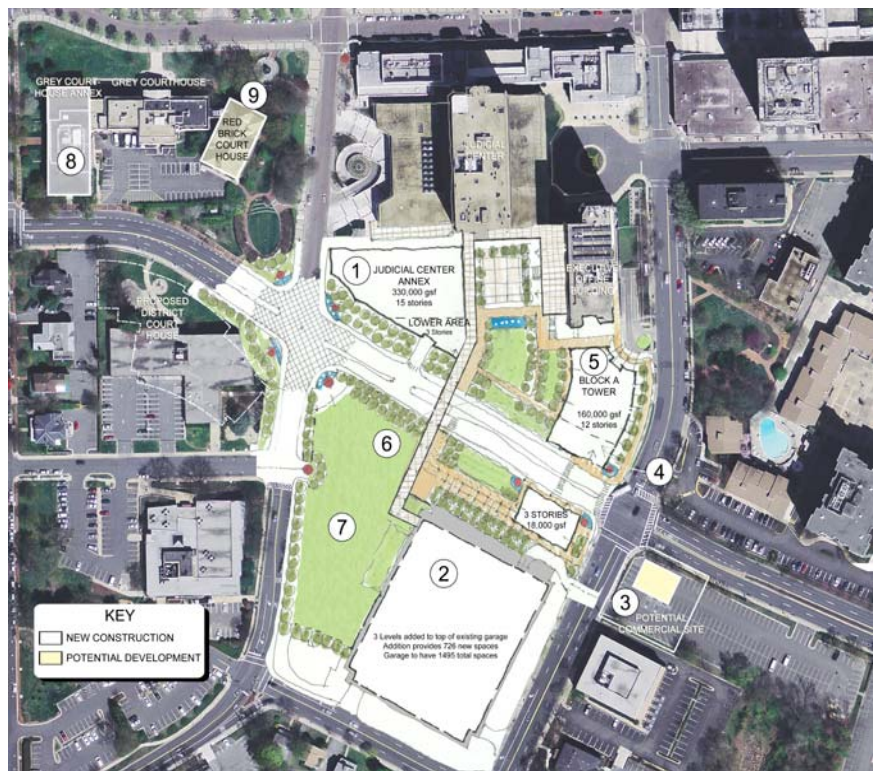
Total Area: 1,146,000 GSF

County Space: 1,025,000 GSF

Potential Development: 68,000 GSF

Total Parking: 2,617

1. Construct Judicial Center Annex (2015)
2. Construct 3-story garage addition (2015)
3. Construct Block D commercial building as needed (2015)
4. Acquire corner lot
5. Construct Block A Tower (2015)
6. Relocate COB offices to Block A Tower (2015)
7. Demolish County Office Building (2016)
8. Renovate Grey Courthouse Annex (2015)
-Assumes District Court vacates in 2011
9. Potential Development Red Brick Courthouse



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(2015)

PHASE II* – 2015

*Begins after construction of
Block A Tower & Judicial
Center Annex

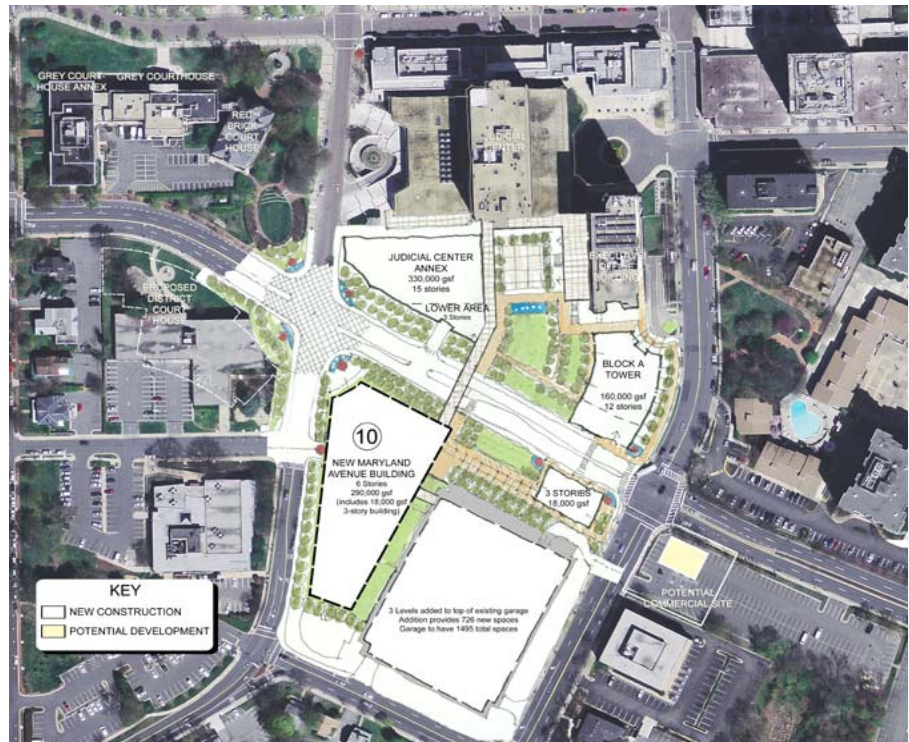
Total Area: 1,436,000 GSF

County Space: 1,270,000 GSF

Potential Development: 68,000
GSF

Total Parking: 2,894

10. Construct new
Maryland Avenue Building
(2018)



PHASE III – 2025 & Final Low-Density Master Plan

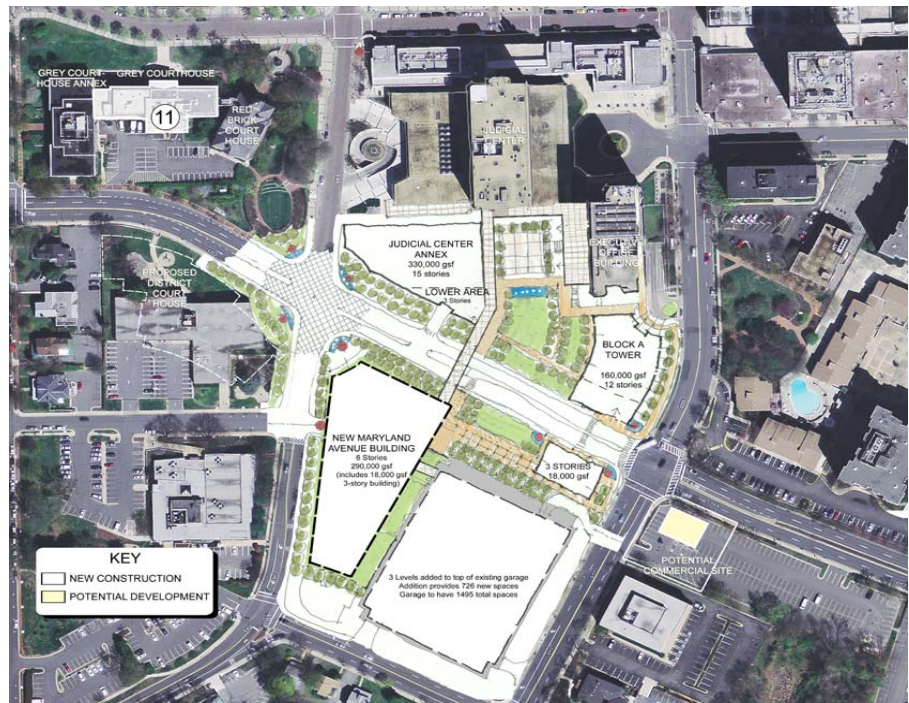
Total Area: 1,436,000 GSF

County Space: 1,408,000 GSF

Potential Development: 28,000
GSF

Total Parking: 2,894

11. Renovate Grey
Courthouse for Judicial
Center growth



Government Core Facilities Optimization Master Plan

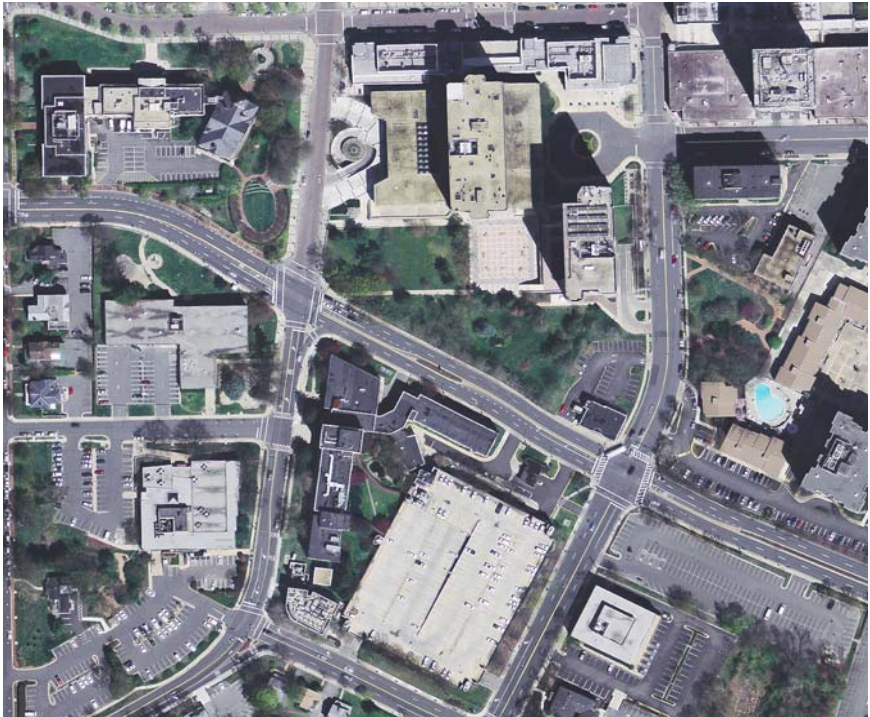
VI.3 IMPLEMENTATION

MASTER PLAN SCHEME B – MEDIUM DENSITY, CENTRAL PLAZA

EXISTING – 2007

Total Area: 789,000 GSF

Total Parking: 1,451



PHASE I – 2015

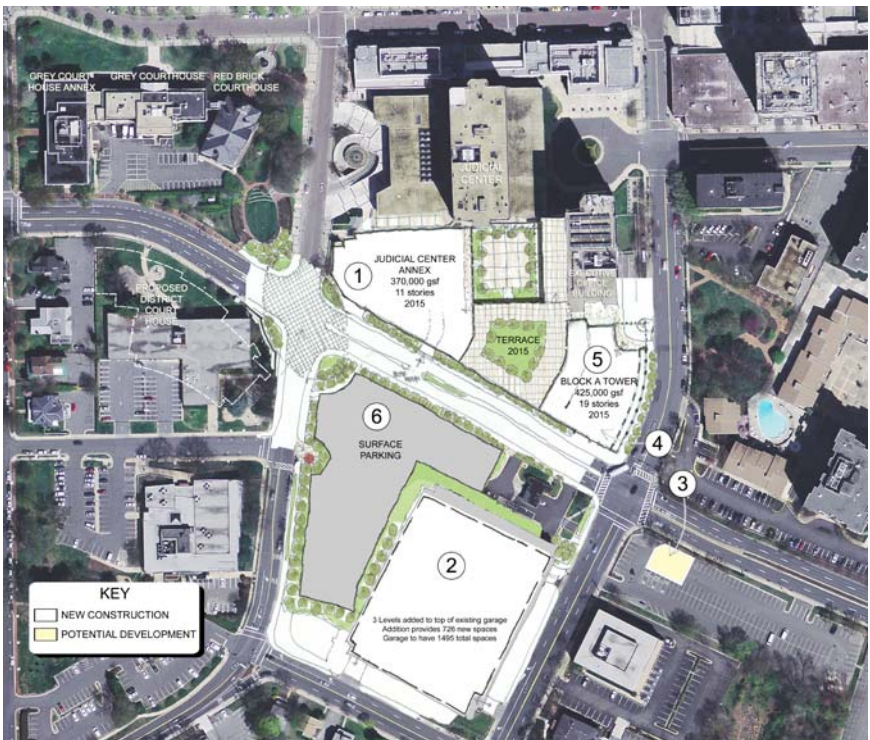
Total Area: 1,441,000 GSF

County Space: 1,209,000 GSF

Potential Development: 94,000 GSF

Total Parking: 2,847 (w/. temp)

1. Construct Judicial Center Annex (2015)
2. Construct parking garage addition (2015)
3. Construct new Block D commercial Building as needed (2015)
4. Acquire corner lot
5. Construct Block A Tower & terrace (2015)
6. Demolish County Office Building (2016) and construct surface parking lot (2016)

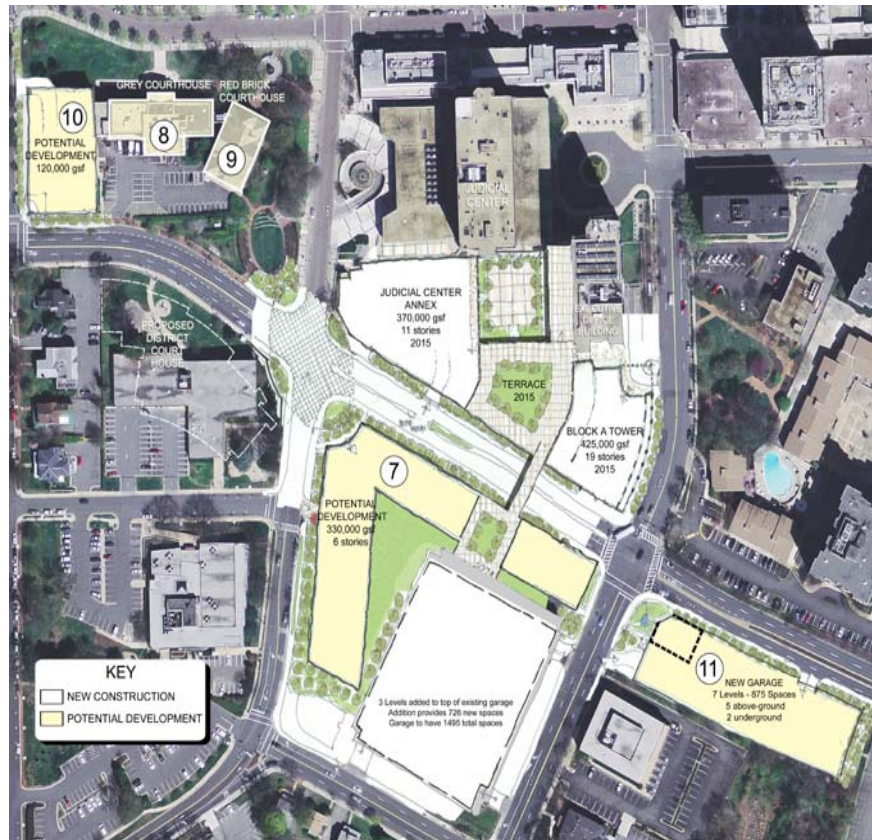


Government Core Facilities Optimization Master Plan

PHASE II – 2025 & Final Medium Density Master Plan

Total Area: 1,441,000 GSF
 County Space: 1,347,000 GSF
 Potential Development: 94,000 GSF
 Other Potential Development: 424,000 GSF
 Total Parking: 2,847
 Potential Parking: 1358

7. Potential development of new L-shape building, site available 2016
8. Potential Development of Grey Courthouse, available 2011 or 2016
9. Potential Development of Red Brick Courthouse, available 2016
10. Potential development of
11. Grey Courthouse Annex site, available 2011 or 2016
12. Potential development of new parking garage (2015)



Government Core Facilities Optimization Master Plan

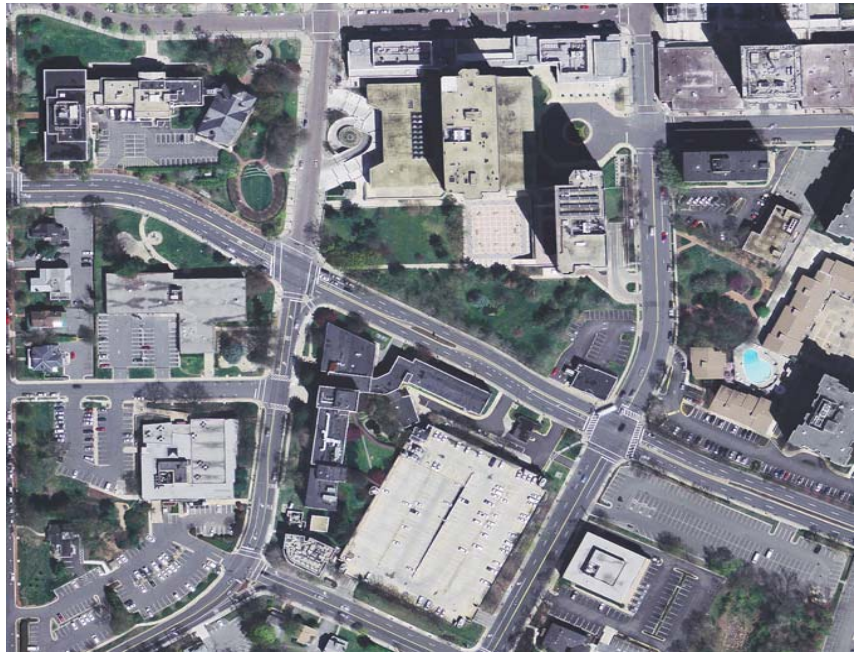
VI.4 IMPLEMENTATION

MASTER PLAN SCHEME C – HIGH DENSITY, INNER COURTYARDS

EXISTING – 2007

Total Area: 789,000 GSF

Total Parking: 1,451



PHASE I – 2015

Total Area: 1,216,000 GSF

County Space: 1,090,000 GSF

Potential Development: 94,000 GSF

Total Parking: 2,391

1. Construct new Judicial Center Annex (2015)
2. Construct new Block D commercial Building as needed (2015)
3. Acquire corner lot and extend underground parking with temporary roof (2015)
4. Move Council Office Building to new JC Annex (2015)
5. Demolish Council Office Building (2015)
6. Potential development of Grey Courthouse available 2011 or 2016, Red Brick Courthouse available 2016



Government Core Facilities Optimization Master Plan

PHASE IIA – 2020

Total Area: 1,216,000 GSF

County Space: 1,112,000 GSF

Potential Development: 94,000 GSF

Total Parking: 2,574
(incl. 952 temp)

7. Construct underground parking with temporary roof at Block C (2017)
8. Demolish parking garage (2017)



PHASE IIB – 2020

Total Area: 2,141,000 GSF

County Space: 1,364,000 GSF

Potential Development: 714,000 GSF

Total Parking: 4,479

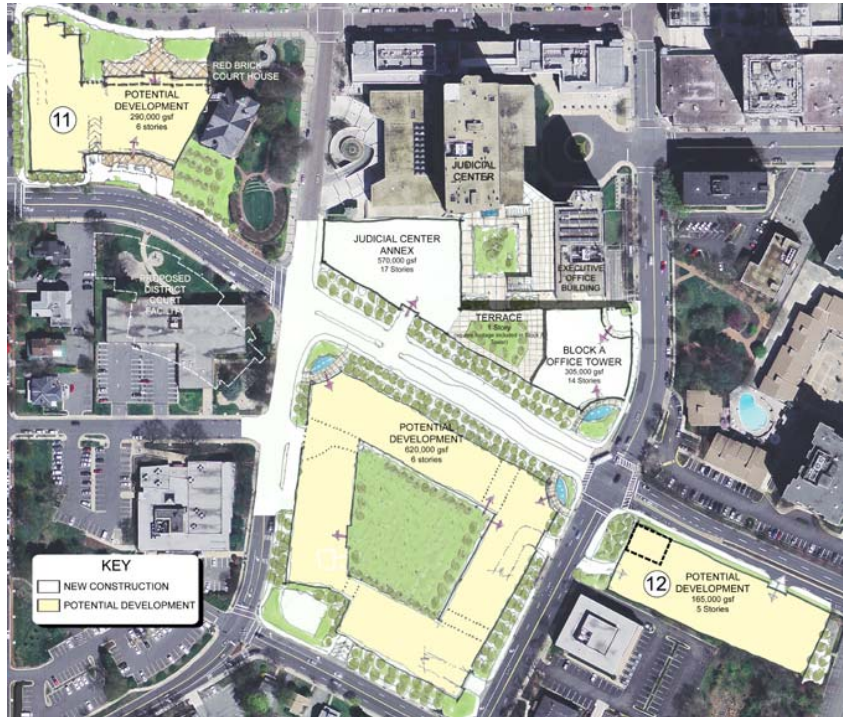
9. Construct Block A Tower and terrace (2020)
10. Construct potential development Block C building (2020)



Government Core Facilities Optimization Master Plan

PHASE III – 2025 & Final
High Density Master Plan
Total Area: 2,141,000 GSF
County Space: 1,427,000 GSF
Potential Development: 714,000
GSF
Other Potential Development:
379,000 GSF
Total Parking: 4,479
Other Potential Parking: 1,002

- 11. Potential development of
Block C building, site
available 2011 or 2016
- 12. Potential development of
Block D building, site
available 2015



SECTION VII COMPARATIVE ANALYSIS OF THREE MASTER PLANS

- VII.1 Introduction
- VII.2A Master Plan Scheme A – Low Density, Large Central Green Space – Area Calculations
- VII.2B Master Plan Scheme A – Low Density, Large Central Green Space – Parking Calculations
- VII.2C Master Plan Scheme A – Low Density, Large Central Green Space – Cost Calculations
- VII.3A Master Plan Scheme B – Medium Density, Central Plaza – Area Calculations
- VII.3B Master Plan Scheme B – Medium Density, Central Plaza – Parking Calculations
- VII.3C Master Plan Scheme B – Medium Density, Central Plaza – Cost Calculations
- VII.4A Master Plan Scheme C – High Density, Inner Courtyards – Area Calculations
- VII.4B Master Plan Scheme C – High Density, Inner Courtyards – Parking Calculations
- VII.4C Master Plan Scheme C – High Density, Inner Courtyards – Cost Calculations
- VII.5 Comparative Analysis of Three Master Plans

Government Core Facilities Optimization Master Plan

SECTION VII COMPARATIVE ANALYSIS OF THREE MASTER PLANS

VII.1 INTRODUCTION

The comparative analysis of the three master plans is presented in spreadsheet format. There are three spreadsheets (area calculations, parking calculations and cost calculations) for each scheme, for a total of nine spreadsheets. The area and parking spreadsheets show what is provided and what is required in years 2007, 2015, 2020 and 2025. The first column lists the development by block per building and the County space requirement it satisfies, such as Circuit Court, Council Office Building or Executive Office Building growth. The columns to the right show the amount of space and the time frame the space is available per the phasing.

The first column of the high density scheme also includes the amount of lease consolidation space. Possible leases for consolidation include the following:

Leases Consolidated in Years 2012 to 2014

1) 199 E. Montgomery Ave, Rockville – Sheriff Department	6,246 RSF – JC
2) 51 Monroe Street, Rockville – Office of Inspector General	1,952 RSF – COB
3) 101 Orchard Ridge Drive, Gaithersburg – Div. of Operations	29,854 RSF – COB
4) 111 Rockville Pike, Rockville – Dept. of Economic Development	13,013 RSF – COB
5) 51 Monroe Street, Rockville – Corrections	3,005 RSF – COB
TOTAL	54,070 RSF

Leases Consolidated in Year 2025

1) 255 Rockville Pike, Rockville – Master Lease for 5 Tenants (MAO = Maryland Avenue Office Building)	128,509 RSF – MAO
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Other Leases Available for Consolidation

1) 7300 Calhoun Place, Derwood – Juvenile Assessment Center	63,594 RSF
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The final page shows the graphic site plan of each master plan for easy comparison and develops a list of pros and cons for each, based on information from Sections V, VI & VII. Scoring for the pros and cons is reflected in Section V.

An in depth discussion of the economic benefits of lease consolidation can be found in The Staubach Company report included in the appendix.

Government Core Facilities Optimization Master Plan

VII.2A MASTER PLAN SCHEME A – Low Density, Large Central Green Space – Area Calculations

Low Density Scheme - Area Calculations

Blocks		2007		2015		2020		2025		Other Potential Development
Building	Occupant	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)
Block A - Total		550	656	1,040	987	1,040	1,037	1,040	1,040	0
EOB - Total		245	255	245	245	245	245	245	245	0
EOB Occupants		245	255	245	245	245	245	245	245	0
Judicial Center - Total		305	305	305	305	305	305	305	305	0
Circuit Court		305	305	305	305	305	305	305	305	0
Judicial Center Annex 330,000 gsf - Total		0	96	330	285	330	330	330	330	0
Circuit Court		0	96	285	285	330	330	330	330	0
Spare Capacity For Future Growth - Circuit Court		0	0	45	0	0	0	0	0	0
Block A Tower 160,000 gsf - Total		0	0	160	152	160	157	160	160	0
COB Occupants		0	0	152	152	157	157	160	160	0
Spare Capacity For Future Growth - COB Occupants		0	0	8	0	3	0	0	0	0
Block B - Total		381	381	761	716	761	741	761	761	0
Maryland Ave. Office Bldg. 290,000 gsf - Total		0	0	290	245	290	270	290	290	0
Lease Consolidation		0	0	180	180	180	180	180	180	0
EOB Occupants - Growth		0	0	47	47	56	56	63	63	0
Spare Capacity For Future Growth - EOB Occupants		0	0	16	0	7	0	0	0	0
Existing Leased Rockville Core Growth		0	0	18	18	34	34	47	47	0
Spare Capacity For Future Growth - Existing Leased Rockville Core Growth		0	0	29	0	13	0	0	0	0
Council Office Building - Total		143	143	0	0	0	0	0	0	0
COB Occupants		143	143	0	0	0	0	0	0	0
COB Garage - Total		238	238	238	238	238	238	238	238	0
EOB		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB		-----	-----	-----	-----	-----	-----	-----	-----	-----
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----
Visitor Parking		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other Rockville Core		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other County Vehicles		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower		-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB Garage Addition - Total		0	0	233	233	233	233	233	233	0
EOB		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB		-----	-----	-----	-----	-----	-----	-----	-----	-----
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----
Visitor Parking		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other Rockville Core		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower		-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block C - Total		96	96	96	38	96	38	96	78	0
Redbrick Courthouse - Total		20	20	20	2	20	2	20	2	0
Circuit Court		18	18	0	0	0	0	0	0	0
Leased Space - Peerless		2	2	2	2	2	2	2	2	0
Leased Space - District Court		0	0	0	0	0	0	0	0	0
Potential Development		0	0	18	0	18	0	18	0	0
Grey Courthouse - Total		40	40	40	0	40	0	40	40	0
Circuit Court		36	36	0	0	0	0	40	40	0
Leased Space - District Court		4	4	0	0	0	0	0	0	0
Potential Development		0	0	40	0	40	0	0	0	0
Grey Courthouse Annex Total		36	36	36	36	36	36	36	36	0
Leased Space - District Court		36	36	0	0	0	0	0	0	0
Existing Leased Rockville Core Growth		0	0	36	36	36	36	36	36	0
Block D - Total		0	0	10	0	10	0	10	0	0
Jury Parking Lot - Total		0	0	0	0	0	0	0	0	0
Jury Parking Lot		0	0	0	0	0	0	0	0	0
Block D Building 10,000 gsf - Total		0	0	10	0	10	0	10	0	0
Potential Development - 20,000 sf lot		0	0	10	0	10	0	10	0	0
Total All Blocks (with parking structures)		1,027	1,133	1,907	1,741	1,907	1,816	1,907	1,879	0
TOTAL ALL BLOCKS (without parking structures)		789	895	1,436	1,270	1,436	1,345	1,436	1,408	0

Summary Building Occupant Space - Total (without parking structures)	789	895	1,436	1,270	1,436	1,345	1,436	1,408	0
Circuit Court	359	455	590	590	635	635	675	675	0
EOB Occupants	245	255	292	292	301	301	308	308	0
COB Occupants	143	143	152	152	157	157	160	160	0
Leased Space - To others	42	42	2	2	2	2	2	2	0
Lease Consolidation	0	0	180	180	180	180	180	180	0
Spare Capacity For Future Growth to 2025	0	0	98	0	23	0	0	0	0
Existing Leased Rockville Core Growth	0	0	54	54	70	70	83	83	0
Potential Development	0	0	68	0	68	0	28	0	0

Government Core Facilities Optimization Master Plan

VII.2B MASTER PLAN SCHEME A – Low Density, Large Central Green Space – Parking Calculations

Low Density Scheme - Parking Calculations

Blocks		2007		2015		2020		2025		Other Potential Development	
Building	Occupant	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required
Block A - Total		484	1083	954	2063	954	2063	954	2063	0	0
EOB - Total		216	468	216	468	216	468	216	468	0	0
EOB Occupants		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Judicial Center 304,550 gsf - Total		268	615	268	615	268	615	268	615	0	0
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Judicial Center Annex 330,000 gsf - Total		0	0	235	660	235	660	235	660	0	0
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower 160,000 gsf - Total		0	0	235	320	235	320	235	320	0	0
COB Occupants		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Block B - Total		769	327	1772	730	1772	730	1772	730	0	0
Maryland Ave. Office Bldg. 290,000 gsf- Total		0	0	277	676	277	676	277	676	0	0
Lease Consolidation		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
EOB Occupants - Growth		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity For Future Growth - EOB Occupants		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Existing Leased Rockville Core Growth		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity For Future Growth - Existing Leased Rockville Core Growth		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Council Office Building 143,394 gsf- Total		0	199	0	0	0	0	0	0	0	0
COB Occupants		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
COB Garage - Total		769	128	769	54	769	54	769	54	0	0
EOB		172	0	172	0	172	0	172	0	0	0
COB		199	0	0	0	0	0	0	0	0	0
Circuit Court - JC		110	0	163	0	163	0	163	0	0	0
Visitor Parking		160	0	160	0	160	0	160	0	0	0
Other Rockville Core - Note 3		74	74	30	0	30	0	30	0	0	0
Other Vehicles		54	54	54	54	54	54	54	54	0	0
Block A Tower		0	0	28	0	28	0	28	0	0	0
Maryland Ave. Office Building		0	0	41	0	41	0	41	0	0	0
Grey Courthouse		0	0	64	0	64	0	64	0	0	0
Grey Courthouse Annex		0	0	57	0	57	0	57	0	0	0
Spare Capacity		0	0	0	0	0	0	0	0	0	0
COB Garage Addition - Total		0	0	726	0	726	0	726	0	0	0
EOB		0	0	0	0	0	0	0	0	0	0
COB		0	0	0	0	0	0	0	0	0	0
Circuit Court - JC Annex		0	0	368	0	368	0	368	0	0	0
Visitor Parking		0	0	0	0	0	0	0	0	0	0
Other Rockville Core		0	0	0	0	0	0	0	0	0	0
Block A Tower		0	0	0	0	0	0	0	0	0	0
Maryland Ave. Office Building		0	0	358	0	358	0	358	0	0	0
Spare Capacity		0	0	0	0	0	0	0	0	0	0
Block C - Total		41	41	41	162	41	162	41	162	0	0
Redbrick Courthouse 20,364 gsf - Total		0	0	10	10	10	10	10	10	0	0
Circuit Court 18,808 gsf		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Leased Space - Peerless 1,556gsf		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Leased Space - District Court		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Potential Development		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Grey Courthouse 40,011 gsf - Total		0	0	16	80	16	80	16	80	0	0
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Leased Space - District Court		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Potential Development		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Grey Courthouse Annex 35,799 gsf- Total		41	41	15	72	15	72	15	72	0	0
Leased Space - District Court		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Existing Leased Rockville Core Growth		-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Block D - Total		157	0	127	23	127	23	127	23	0	0
Jury Parking Lot - Total		157	0	104	0	104	0	104	0	0	0
Jury Parking Lot - 38,862 sf lot		157	0	104	0	104	0	104	0	0	0
Block D Building 10,000 gsf - Total		0	0	23	23	23	23	23	23	0	0
Potential Development - 20,000 sf lot		0	0	23	23	23	23	23	23	0	0
TOTAL ALL BLOCKS		1451	1451	2894	2978	2894	2978	2894	2978	0	0

Summary Parking Spaces Required per Building - Total	1451	1451	2894	2978	2894	2978	2894	2978	0	0
EOB - Note 1	468	468	468	468	468	468	468	468	0	0
Judicial Center - Note 1	615	615	615	615	615	615	615	615	0	0
Judicial Center Annex	0	0	603	660	603	660	603	660	0	0
Block A Tower	0	0	263	320	263	320	263	320	0	0
Maryland Ave Office Building	0	0	676	676	676	676	676	676	0	0
COB	199	199	0	0	0	0	0	0	0	0
Red Brick Courthouse	0	0	10	10	10	10	10	10	0	0
Grey Courthouse	0	0	80	80	80	80	80	80	0	0
Grey Courthouse Annex	41	41	72	72	72	72	72	72	0	0
Block D Building	0	0	23	23	23	23	23	23	0	0
Spare capacity	0	0	0	0	0	0	0	0	0	0
Other County Vehicles	54	54	54	54	54	54	54	54	0	0
Other Rockville Core	74	74	30	0	30	0	30	0	0	0

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VII.2C MASTER PLAN SCHEME A – Low Density, Large Central Green Space – Cost Calculations

Low Density Scheme - Cost Building and Parking																			
Blocks		2007	Below Grade Parking	2015					2020				2025				Other Potential Development (Note 4)		
Building	Occupant	Existing Gross SF (in thousands)	Gross SF (in thousands)	Gross SF (in thousands)	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	
Block A - Total		550	204	1,040		\$ 353,930		1,040		\$ 6,300		1,040		\$ -		0		\$ -	
EOB - Total		245	0	245	\$ -	\$ 25,980	Yes	245	\$ -	\$ -	Yes	245	\$ -	\$ -	Yes	0	\$ -	\$ -	
	EOB Occupants	245	0	245	\$ -	\$ -		245	\$ -	\$ -		245	\$ -	\$ -		0	\$ -	\$ -	
	EOB HVAC Renovation - Lump sum	0	0	0	\$ -	\$ 25,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Judicial Center - Total		305	0	305		\$ 106,750	Yes	305		\$ -	Yes	305		\$ -	Yes	0		\$ -	
	Circuit Court	305	0	305	\$ 350	\$ 106,750		305	\$ -	\$ -		305	\$ -	\$ -		0	\$ -	\$ -	
Judicial Center Annex 330,000 gsf- Total		0	102	330		\$ 144,840	Yes	330		\$ 6,300	Yes	330		\$ -	Yes	0		\$ -	
	Circuit Court	0	0	285	\$ 400	\$ 114,000		285	\$ -	\$ -		330	\$ -	\$ -		0	\$ -	\$ -	
	Circuit Court Growth - 2020	0	0	0	\$ -	\$ -		45	\$ 140	\$ 6,300		0	\$ -	\$ -		0	\$ -	\$ -	
	Spare Capacity For Future Growth - Circuit Court	0	0	45	\$ 300	\$ 13,500		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Below Grade Parking Structure	0	102	0	\$ 170	\$ 17,340		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Block A Tower 160,000 gsf- 2015		0	102	160		\$ 77,340	Yes	160		\$ -	Yes	160		\$ -	Yes	0		\$ -	
	COB Occupants	0	0	152	\$ 350	\$ 53,200		157	\$ -	\$ -		160	\$ -	\$ -		0	\$ -	\$ -	
	Spare Capacity For Future Growth - COB Occupants	0	0	8	\$ 350	\$ 2,800		3	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Below Grade Parking Structure	0	102	0	\$ 170	\$ 17,340		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Accure Bank Lot - Lump Sum	0	0	0	\$ -	\$ 4,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Block B - Total		381	97	761		\$ 154,500		761		\$ 1,120		761		\$ 1,287		0		\$ -	
Maryland Ave. Office Bldg 290,000 gsf. - Total		0	97	290	\$ -	\$ 116,540	Yes	290	\$ -	\$ 1,120	No	290	\$ -	\$ 1,287	No	0	\$ -	\$ -	
	Lease Consolidation	0	0	180	\$ 350	\$ 63,000		190	\$ -	\$ -		180	\$ -	\$ -		0	\$ -	\$ -	
	EOB Occupants - Growth	0	0	47	\$ 350	\$ 16,450		56	\$ -	\$ -		63	\$ -	\$ -		0	\$ -	\$ -	
	Spare Capacity For Future Growth - EOB Occupants	0	0	16	\$ 350	\$ 5,600		7	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Exist. Leased Rockville Core Growth - 2015	0	0	16	\$ 180	\$ 2,880		16	\$ -	\$ -		16	\$ -	\$ -		0	\$ -	\$ -	
	Exist. Leased Rockville Core Growth - 2020	0	0	0	\$ -	\$ -		16	\$ 70	\$ 1,120		16	\$ -	\$ -		0	\$ -	\$ -	
	Exist. Leased Rockville Core Growth - 2025	0	0	0	\$ -	\$ -		0	\$ -	\$ -		13	\$ 99	\$ 1,287		0	\$ -	\$ -	
	Spare Capacity For Future Growth - Existing Leased Rockville Core Growth	0	0	29	\$ 300	\$ 8,700		13	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Below Grade Parking Structure	0	97	0	\$ 170	\$ 16,490		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Council Office Building - Total		143	0	0	\$ -	\$ 16,000	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -	
	COB Occupants	143	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Demolish COB and Sitework - Lump Sum	0	0	0	\$ -	\$ 10,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
COB Garage - Total		238	0	238	\$ -	\$ -	Yes	238	\$ -	\$ -	Yes	238	\$ -	\$ -	Yes	0	\$ -	\$ -	
	EOB	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	COB	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Circuit Court	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Visitor Parking	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Other Rockville Core	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Block A Tower	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Spare Capacity For Future Growth	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
COB Garage Addition - Total		0	0	233	\$ 120	\$ 27,960	Yes	233	\$ -	\$ -	Yes	233	\$ -	\$ -	Yes	0	\$ -	\$ -	
	EOB	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	COB	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Circuit Court	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Visitor Parking	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Other Rockville Core	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Block A Tower	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Spare Capacity For Future Growth	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Block C - Total		96	0	96		\$ 12,600		96		\$ -		96		\$ 27,600		0		\$ -	
Redbrick Courthouse - Total		20	0	20		\$ -	No	20		\$ -	No	20		\$ -	No	0		\$ -	
	Circuit Court	18	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Leased Space - Peerless	2	0	2	\$ -	\$ -		2	\$ -	\$ -		2	\$ -	\$ -		0	\$ -	\$ -	
	Leased Space - District Court	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Potential Development	0	0	18	\$ -	\$ -		18	\$ -	\$ -		18	\$ -	\$ -		0	\$ -	\$ -	
Grey Courthouse - Total		40	0	40		\$ -	No	40		\$ -	No	40		\$ 27,600	Yes	0		\$ -	
	Circuit Court Growth - 2025	36	0	0	\$ -	\$ -		0	\$ -	\$ -		40	\$ 690	\$ 27,600		0	\$ -	\$ -	
	Leased Space - District Court	4	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Potential Development	0	0	40	\$ -	\$ -		40	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Grey Courthouse Annex Total		36	0	36		\$ 12,600	No	36		\$ -	No	36		\$ -	No	0		\$ -	
	Leased Space - District Court	36	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
	Exist. Leased Rockville Core Growth	0	0	36	\$ 350	\$ 12,600		36	\$ -	\$ -		36	\$ -	\$ -		0	\$ -	\$ -	
Block D - Total		0	0	10		\$ -		10		\$ -		10		\$ -		0		\$ -	
Jury Parking Lot - Total		0	0	0		\$ -	Yes	0		\$ -	Yes	0		\$ -	Yes	0		\$ -	
	Circuit Court	0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -	
Block D Building 10,000 gsf - Total		0	0	10	\$ -	\$ -	No	10	\$ -	\$ -	No	10	\$ -	\$ -	No	0		\$ -	
	Potential Development - 20,000 sf lot	0	0	10	\$ -	\$ -		10	\$ -	\$ -		10	\$ -	\$ -		0		\$ -	
Total All Blocks (with parking structures)		1,027	301	1,907		\$ 521,030		1,907		\$ 7,420		1,907		\$ 28,887		0		\$ -	
Total All Blocks (without parking structures)		789	301	1,436		\$ 493,070		1,436		\$ 7,420		1,436		\$ 28,887		0		\$ -	
Summary Building Occupant Space - Total		1,027	301	1,907		\$ 521,030		1,907		\$ 7,420		1,907		\$ 28,887		0		\$ -	
	Circuit Court	359	0	590		\$ 234,250		635		\$ 6,300		675		\$ 27,600		0		\$ -	
	EOB Occupants	245	0	292		\$ 47,060		301		\$ -		308		\$ -		0		\$ -	
	COB Occupants	143	0	152		\$ 56,000		157		\$ -		160		\$ -		0		\$ -	
	Lease Consolidation	0	0	190		\$ 63,000		180		\$ -		180		\$ -		0		\$ -	
	Exist. Leased Rockville Core Growth	0	0	54		\$ 27,600		70		\$ 1,120		83		\$ 1,287		0		\$ -	
	New Parking Structures - Note 2	0	0	233		\$ 27,960		233		\$ -		233		\$ -		0		\$ -	
	Existing Parking Structures - Note 2	238	0	238		\$ 51,170		238		\$ -		238		\$ -		0		\$ -	
	New Below Grade Parking - Note 2	0	0	0		\$ 4,000		0		\$ -		0		\$ -		0		\$ -	
	Land	0	0	0		\$ 10,000		0		\$ -		0		\$ -		0		\$ -	
	Demolition	42	0	2		\$ 2		2		\$ -		2		\$ -		0		\$ -	
	Leased Space - To others	0	0	98		\$ -		23		\$ -		0		\$ -		0		\$ -	
	Spare Capacity For Future Growth - Note 3	0	0	68		\$ -		68		\$ -		28		\$ -		0		\$ -	
	Potential Development	0	0	0		\$ -		0		\$ -		0		\$ -		0		\$ -	

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VII.3A MASTER PLAN SCHEME B – Medium Density, Central Plaza – Area Calculations

Medium Density Scheme - Area Calculations

Blocks		2007		2015		2020		2025		Other Potential Development
Building	Occupant	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)
Block A - Total		550	656	1,345	1,207	1,345	1,282	1,345	1,345	0
EOB - Total		245	255	245	245	245	245	245	245	0
EOB Occupants		245	255	245	245	245	245	245	245	0
Judicial Center - Total		305	305	305	305	305	305	305	305	0
Circuit Court		305	305	305	305	305	305	305	305	0
Judicial Center Annex 370,000 gsf - Total		0	96	370	285	370	330	370	370	0
Circuit Court		0	96	285	285	330	330	370	370	0
Spare Capacity For Future Growth - Circuit Court		0	0	85	0	40	0	0	0	0
Block A Tower 425,000 gsf - Total		0	0	425	372	425	402	425	425	0
Lease Consolidation		0	0	119	119	119	119	119	119	0
COB Occupants		0	0	152	152	157	157	160	160	0
Spare Capacity For Future Growth - COB Occupants		0	0	8	0	3	0	0	0	0
EOB Occupants - Growth		0	0	47	47	56	56	63	63	0
Spare Capacity For Future Growth - EOB Occupants		0	0	16	0	7	0	0	0	0
Existing Leased Rockville Core Growth		0	0	54	54	70	70	83	83	0
Spare Capacity For Future Growth - Existing Leased Rockville Core Growth		0	0	29	0	13	0	0	0	0
Block B - Total		381	381	471	471	471	471	471	471	330
L Shape Office Bldg. 330,000 gsf - Total		0	0	0	0	0	0	0	0	330
Potential Development		0	0	0	0	0	0	0	0	330
Council Office Building - Total		143	143	0	0	0	0	0	0	0
COB Occupants		143	143	0	0	0	0	0	0	0
COB Garage - Total		238	238	238	238	238	238	238	238	0
EOB		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB		-----	-----	-----	-----	-----	-----	-----	-----	-----
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----
Visitor Parking		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other Rockville Core		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other County Vehicles		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower		-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB Garage Addition - Total		0	0	233	233	233	233	233	233	0
EOB		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB		-----	-----	-----	-----	-----	-----	-----	-----	-----
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----
Visitor Parking		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other Rockville Core		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower		-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block C - Total		96	96	96	2	96	2	96	2	84
Redbrick Courthouse - Total		20	20	20	2	20	2	20	2	0
Circuit Court		18	18	0	0	0	0	0	0	0
Leased Space - Peerless		2	2	2	2	2	2	2	2	0
Potential Development		0	0	18	0	18	0	18	0	0
Grey Courthouse - Total		40	40	40	0	40	0	40	0	0
Circuit Court		36	36	0	0	0	0	0	0	0
Leased Space - District Court		4	4	0	0	0	0	0	0	0
Potential Development		0	0	40	0	40	0	40	0	0
Grey Courthouse Annex Total		36	36	36	0	36	0	36	0	84
Leased Space - District Court		36	36	0	0	0	0	0	0	0
Potential Development - Note 2		0	0	36	0	36	0	36	0	84
Block D - Total		0	0	0	0	0	0	0	0	318
Jury Parking Lot - Total		0	0	0	0	0	0	0	0	0
Jury Parking Lot		0	0	0	0	0	0	0	0	0
Block D Parking/Office Bldg. 318,000 gsf - Total		0	0	0	0	0	0	0	0	318
Parking Structure		0	0	0	0	0	0	0	0	308
Potential Development		0	0	0	0	0	0	0	0	10
Total All Blocks (with parking structures)		1,027	1,133	1,912	1,680	1,912	1,755	1,912	1,818	732
TOTAL ALL BLOCKS (without parking structures)		789	895	1,441	1,209	1,441	1,284	1,441	1,347	424

Summary Building Occupant Space - Total (without parking structures)		789	895	1,441	1,209	1,441	1,284	1,441	1,347	424
Circuit Court		359	455	590	590	635	635	675	675	0
EOB Occupants		245	255	292	292	301	301	308	308	0
COB Occupants		143	143	152	152	157	157	160	160	0
Leased Space - To others		42	42	2	2	2	2	2	2	0
Lease Consolidation		0	0	119	119	119	119	119	119	0
Spare Capacity For Future Growth to 2025		0	0	138	0	63	0	0	0	0
Existing Leased Rockville Core Growth		0	0	54	54	70	70	83	83	0
Potential Development		0	0	94	0	94	0	94	0	0
Other Potential Development		0	0	0	0	0	0	0	0	424

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VII.3B MASTER PLAN SCHEME B – Medium Density, Central Plaza – Parking Calculations

Medium Density Scheme - Parking Calculations

Blocks		2007		2015		2020		2025		Other Potential Development	
Building	Occupant	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required
Block A - Total		484	1083	954	2673	954	2673	954	2673	0	0
EOB - Total		216	468	216	468	216	468	216	468	0	0
	EOB Occupants	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Judicial Center 304,550 gsf - Total		268	615	268	615	268	615	268	615	0	0
	Circuit Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Judicial Center Annex 370,000 gsf - Total		0	0	235	740	235	740	235	740	0	0
	Circuit Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Spare Capacity For Future Growth - Circuit Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower 425,000 gsf - Total		0	0	235	850	235	850	235	850	0	0
	Lease Consolidation	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	COB Occupants	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Spare Capacity For Future Growth - COB Occupants	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	EOB Occupants - Growth	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Spare Capacity For Future Growth - EOB Occupants	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Existing Leased Rockville Core Growth	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Spare Capacity For Future Growth - Existing Leased Rockville Core Growth	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Block B - Total		769	327	1695	54	1695	54	1695	54	277	970
L Shape Office Bldg. 330,000 gsf - Total		0	0	200	0	200	0	200	0	277	970
	Potential Development	0	0	0	0	0	0	0	0	277	770
	Temporary Parking Lot on Site For Block A Tower	0	0	200	0	200	0	200	0	0	200
Council Office Building 143,394 gsf - Total		0	199	0	0	0	0	0	0	0	0
	COB Occupants	0	199	0	0	0	0	0	0	0	0
COB Garage - Total		769	128	769	54	769	54	769	54	0	0
	EOB	172	0	172	0	172	0	172	0	0	0
	COB	199	0	0	0	0	0	0	0	0	0
	Circuit Court - JC	110	0	110	0	110	0	110	0	0	0
	Visitor Parking	160	0	160	0	160	0	160	0	0	0
	Other Rockville Core - Note 3	74	74	0	0	0	0	0	0	0	0
	Other Vehicles	54	54	54	54	54	54	54	54	0	0
	Block A Tower	0	0	194	0	194	0	194	0	0	0
	L Shape Office Building	0	0	0	0	0	0	0	0	0	0
	Grey Courthouse	0	0	64	0	64	0	64	0	0	0
	Grey Courthouse Annex	0	0	15	0	15	0	15	0	0	0
	Spare Capacity	0	0	0	0	0	0	0	0	0	0
COB Garage Addition - Total		0	0	726	0	726	0	726	0	0	0
	EOB	0	0	0	0	0	0	0	0	0	0
	COB	0	0	0	0	0	0	0	0	0	0
	Circuit Court - JC Annex	0	0	505	0	505	0	505	0	0	0
	Visitor Parking	0	0	0	0	0	0	0	0	0	0
	Other Rockville Core	0	0	0	0	0	0	0	0	0	0
	Block A Tower	0	0	221	0	221	0	221	0	0	0
	L Shape Office Building	0	0	0	0	0	0	0	0	0	0
	Spare Capacity	0	0	0	0	0	0	0	0	0	0
Block C - Total		41	41	41	162	41	162	41	162	206	280
Redbrick Courthouse - Total		0	0	10	10	10	10	10	10	0	0
	Circuit Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Leased Space - Peerless	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Potential Development	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Grey Courthouse - Total		0	0	16	80	16	80	16	80	0	0
	Circuit Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Leased Space - District Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Potential Development	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Grey Courthouse Annex - Total		41	41	15	72	15	72	15	72	206	280
	Leased Space - District Court	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Existing Leased Rockville Core Growth	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
Block D - Total		157	0	157	0	157	0	157	0	875	180
Jury Parking Lot - Total		157	0	157	0	157	0	157	0	0	0
	Jury Parking Lot	157	0	157	0	157	0	157	0	0	0
Block D Parking/Office Building 318,000 gsf - Total		0	0	0	0	0	0	0	0	875	180
	Parking Structure	0	0	0	0	0	0	0	0	875	0
	Potential Development - 10,000 gsf	0	0	0	0	0	0	0	0	0	23
	Circuit Court	0	0	0	0	0	0	0	0	0	157
TOTAL ALL BLOCKS		1451	1451	2847	2889	2847	2889	2847	2889	1358	1430

Summary Parking Spaces Required per Building - Total	1451	1451	2847	2889	2847	2889	2847	2889	1358	1430
EOB - Note 1	468	468	468	468	468	468	468	468	0	0
Judicial Center - Note 1	615	615	615	615	615	615	615	615	0	0
Judicial Center Annex	0	0	740	740	740	740	740	740	0	0
Block A Tower	0	0	850	850	850	850	850	850	0	0
L Shape Office Building	0	0	0	0	0	0	0	0	277	970
COB	199	199	0	0	0	0	0	0	0	0
Red Brick Courthouse	0	0	10	10	10	10	10	10	0	0
Grey Courthouse	0	0	80	80	80	80	80	80	0	0
Grey Courthouse Annex	41	41	30	72	30	72	30	72	206	280
Block D Building	0	0	0	0	0	0	0	0	875	180
Spare capacity	0	0	0	0	0	0	0	0	0	0
Other County Vehicles	54	54	54	54	54	54	54	54	0	0
Other Rockville Core	74	74	0	0	0	0	0	0	0	0

Government Core Facilities Optimization Master Plan

VII.3C MASTER PLAN SCHEME B – Medium Density, Central Plaza – Cost Calculations

Medium Density Scheme - Cost Building and Parking																		
Blocks		2007	Below Grade Parking	2015				2020				2025				Other Potential Development (Note 4)		
Building	Occupant	Existing Gross SF (in thousands)	Gross SF (in thousands)	Gross SF (in thousands)	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)
Block A - Total		550	164	1,345		\$ 450,430		1,345		\$ 7,420		1,345		\$ 9,167		0		\$ -
EOB - Total		245	0	245	\$ -	\$ 25,000	Yes	245	\$ -	\$ -	Yes	245	\$ -	\$ -	Yes	0	\$ -	\$ -
EOB Occupants		245	0	245	\$ -	\$ -		245	\$ -	\$ -		245	\$ -	\$ -		0	\$ -	\$ -
EOB HVAC Renovation - Lump sum		0	0	0	\$ -	\$ 25,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Judicial Center - Total		305	0	305		\$ 108,750	Yes	305		\$ -	Yes	305		\$ -	Yes	0		\$ -
Circuit Court		305	0	305	\$ 350	\$ 106,750		305	\$ -	\$ -		305	\$ -	\$ -		0	\$ -	\$ -
Judicial Center Annex 370,000 gsf- Total		0	82	370		\$ 153,440	Yes	370		\$ 6,300	Yes	370		\$ 7,880	Yes	0		\$ -
Circuit Court		0	0	285	\$ 400	\$ 114,000		285	\$ -	\$ -		285	\$ -	\$ -		0	\$ -	\$ -
Circuit Court Growth - 2020		0	0	0	\$ -	\$ -		45	\$ 140	\$ 6,300		45	\$ -	\$ -		0	\$ -	\$ -
Circuit Court Growth - 2025		0	0	0	\$ -	\$ -		0	\$ -	\$ -		40	\$ 197	\$ 7,880		0	\$ -	\$ -
Spare Capacity For Future Growth - Circuit Court		0	0	85	\$ 300	\$ 25,500		40	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Below Grade Parking Structure		0	82	0	\$ 170	\$ 13,940		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block A Tower 425,000 gsf- 2015		0	82	425		\$ 165,240	Yes	425		\$ 1,120	Yes	425		\$ 1,287	Yes	0		\$ -
Lease Consolidation		0	0	119	\$ 350	\$ 41,650		119	\$ -	\$ -		119	\$ -	\$ -		0	\$ -	\$ -
COB Occupants		0	0	152	\$ 350	\$ 53,200		157	\$ -	\$ -		160	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth - COB Occupants		0	0	8	\$ 350	\$ 2,800		3	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
EOB Occupants - Growth		0	0	47	\$ 350	\$ 16,450		56	\$ -	\$ -		63	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth - EOB Occupants		0	0	16	\$ 350	\$ 5,600		7	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Existing Leased Rockville Core Growth - 2015		0	0	54	\$ 350	\$ 18,900		54	\$ -	\$ -		54	\$ -	\$ -		0	\$ -	\$ -
Existing Leased Rockville Core Growth - 2020		0	0	0	\$ -	\$ -		16	\$ 70	\$ 1,120		16	\$ -	\$ -		0	\$ -	\$ -
Existing Leased Rockville Core Growth - 2025		0	0	0	\$ -	\$ -		0	\$ -	\$ -		13	\$ 99	\$ 1,287		0	\$ -	\$ -
Spare Capacity For Future Growth - Existing Leased Rockville Core Growth		0	0	29	\$ 300	\$ 8,700		13	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Below Grade Parking Structure		0	82	0	\$ 170	\$ 13,940		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Acquire Bank Lot - Lump Sum		0	0	0	\$ -	\$ 4,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block B - Total		381	97	471		\$ 37,960		471		\$ -		471		\$ -		330		\$ 131,990
L Shape Office Bldg. 330,000 gsf - Total		0	97	0	\$ -	\$ -	Yes	0	\$ -	\$ -	No	0	\$ -	\$ -	No	330	\$ -	\$ 131,990
Potential Development		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		330	\$ 350	\$ 115,500
Below Grade Parking Structure		0	97	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ 170	\$ 16,480
Council Office Building - Total		143	0	0	\$ -	\$ 10,000	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -
COB Occupants		143	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Demolish COB and Sitenwork - Lump Sum		0	0	0	\$ -	\$ 10,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
COB Garage - Total		238	0	238	\$ -	\$ -	Yes	238	\$ -	\$ -	Yes	238	\$ -	\$ -	Yes	0	\$ -	\$ -
EOB		238	0	238	\$ -	\$ -		238	\$ -	\$ -		238	\$ -	\$ -				
COB																		
Circuit Court																		
Visitor Parking																		
Other Rockville Core																		
Other Vehicles																		
Block A Tower																		
Spare Capacity																		
COB Garage Addition - Total		0	0	233	\$ 120	\$ 27,960	Yes	233	\$ -	\$ -	Yes	233	\$ -	\$ -	Yes	0	\$ -	\$ -
EOB																		
COB																		
Circuit Court																		
Visitor Parking																		
Other Rockville Core																		
Block A Tower																		
Spare Capacity																		
Block C - Total		96	72	96		\$ -		96		\$ -		96		\$ -		120		\$ 54,240
Redbrick Courthouse - Total		28	0	20	\$ -	\$ -	No	20	\$ -	\$ -	No	20	\$ -	\$ -	No	0		\$ -
Circuit Court		18	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Leased Space - Peerless		2	0	2	\$ -	\$ -		2	\$ -	\$ -		2	\$ -	\$ -		0	\$ -	\$ -
Leased Space - District Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	18	\$ -	\$ -		18	\$ -	\$ -		18	\$ -	\$ -		0	\$ -	\$ -
Grey Courthouse - Total		40	0	40		\$ -	No	40		\$ -	No	40		\$ -	Yes	0		\$ -
Circuit Court Growth - 2025		36	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Leased Space - District Court		4	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	40	\$ -	\$ -		40	\$ -	\$ -		40	\$ -	\$ -		0	\$ -	\$ -
Grey Courthouse Annex Total		36	72	36		\$ -	No	36		\$ -	No	36		\$ -	No	120		\$ 54,240
Leased Space - District Court		36	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	36	\$ -	\$ -		36	\$ -	\$ -		36	\$ -	\$ -		120	\$ 350	\$ 42,000
Below Grade Parking		0	72	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ 170	\$ 12,240
Block D - Total		0	88	0		\$ -		0		\$ -		0		\$ -		230		\$ 44,860
Jury Parking Lot - Total		0	0	0		\$ -	Yes	0		\$ -	Yes	0		\$ -	Yes	0		\$ -
Jury Parking Lot		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block D Parking/Office Building 318,000 gsf - Total		0	88	0		\$ -	No	0		\$ -	No	0		\$ -	No	230		\$ 44,860
Below Grade Parking Structure - 88,000 gsf		0	88	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ 170	\$ 14,960
Above Grade Parking Structure - 220,000 gsf		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		220	\$ 120	\$ 26,400
Potential Development - 10,000 gsf		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		10	\$ 350	\$ 3,500
Total All Blocks (with parking structures)		1,027	421	1,912		\$ 488,390		1,912		\$ 7,420		1,912		\$ 9,167		680		\$ 231,090
Total All Blocks (without parking structures)		789	421	1,441		\$ 460,430		1,441		\$ 7,420		1,441		\$ 9,167		460		\$ 204,690

Summary Building Occupant Space - Total		1,027	421	1,912		\$ 488,390		1,912		\$ 7,420		1,912		\$ 9,167		680		\$ 231,090
Circuit Court		309	0	590	\$	\$ 246,250		635	\$	\$ 6,300		675	\$	\$ 7,880		0	\$	\$ -
EOB Occupants		245	0	245	\$	\$ 47,050		301	\$	\$ -		308	\$	\$ -		0	\$	\$ -
COB Occupants		143	0	143	\$	\$ 50,000		157	\$	\$ -		160	\$	\$ -		0	\$	\$ -
Lease Consolidation		0	0	119	\$	\$ 41,650		119	\$	\$ -		119	\$	\$ -		0	\$	\$ -
Exist. Leased Rockville Core Growth		0	0	54	\$	\$ 18,900		70	\$	\$ 1,120		83	\$	\$ 1,287		0	\$	\$ -
New Parking Structures - Note 2		0	0	233	\$	\$ 27,960		233	\$	\$ -		233	\$	\$ -		220	\$	\$ 26,400
Existing Parking Structures - Note 2		238	0	238	\$	\$ -		238	\$	\$ -		238	\$	\$ -		0	\$	\$ -
New Below Grade Parking - Note 2		0	421	0	\$	\$ 27,880		0	\$	\$ -		0	\$	\$ -		0	\$	\$ 43,690
Land		0	0	0	\$	\$ 4,000		0	\$	\$ -		0	\$	\$ -		0	\$	\$ -
Demolition		0	0	0	\$	\$ 10,000		0	\$	\$ -		0	\$	\$ -		0	\$	\$ -
Leased Space - To others		42	0	2	\$	\$ -		2	\$	\$ -		2	\$	\$ -		0	\$	\$ -
Spare Capacity For Future Growth - Note 3		0	0	138	\$	\$ -		63	\$	\$ -		0	\$	\$ -		0	\$	\$ -
Potential Development		0	94	0	\$	\$ 34,000		94	\$	\$ -		0	\$	\$ -		450	\$	\$ 161,000

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VII.4A MASTER PLAN SCHEME C – High Density, Inner Courtyards – Area Calculations

High Density Scheme - Area calculations

Blocks		2007		2015		2020		2025		Other Potential Development
Building	Occupant	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)
Block A - Total		550	656	1,120	1,088	1,425	1,362	1,425	1,425	0
EOB - Total		245	255	245	245	245	245	245	245	0
EOB Occupants		245	255	245	245	245	245	245	245	0
Judicial Center - Total		305	305	305	305	305	305	305	305	0
Circuit Court		305	305	305	305	305	305	305	305	0
Judicial Center Annex- 570,000 gsf Total		0	96	570	538	570	560	570	570	0
Circuit Court		0	96	285	285	293	293	293	293	0
Spare Capacity For Future Growth - Circuit Court		0	0	8	0	0	0	0	0	0
COB Occupants		0	0	152	152	157	157	160	160	0
Spare Capacity For Future Growth - COB Occupants		0	0	8	0	3	0	0	0	0
EOB Occupants - Growth		0	0	47	47	56	56	63	63	0
Spare Capacity For Future Growth - EOB Occupants		0	0	16	0	7	0	0	0	0
Existing Leased Rockville Core Growth		0	0	54	54	54	54	54	54	0
Block A Tower 305,000 gsf - Total		0	0	0	0	305	252	305	305	0
Circuit Court		0	0	0	0	37	37	77	77	0
Spare Capacity For Future Growth - Circuit Court		0	0	0	0	40	0	0	0	0
Existing Leased Rockville Core Growth		0	0	0	0	16	16	29	29	0
Spare Capacity For Future Growth - Existing Leased Rockville Core Growth		0	0	0	0	13	0	0	0	0
Lease Consolidation		0	0	0	0	199	199	199	199	0
Potential Development		0	0	0	0	0	0	0	0	0
Block B - Total		381	381	238	238	620	0	620	0	0
Courtyard Office Bldg. 620,000 gsf - Total		0	0	0	0	620	0	620	0	0
Potential Development		0	0	0	0	620	0	620	0	0
Council Office Building - Total		143	143	0	0	0	0	0	0	0
COB Occupants		143	143	0	0	0	0	0	0	0
COB Garage - Total		238	238	238	238	0	0	0	0	0
EOB		-----	-----	-----	-----	-----	-----	-----	-----	-----
COB		-----	-----	-----	-----	-----	-----	-----	-----	-----
Circuit Court		-----	-----	-----	-----	-----	-----	-----	-----	-----
Visitor Parking		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other Rockville Core		-----	-----	-----	-----	-----	-----	-----	-----	-----
Other County Vehicles		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block A Tower		-----	-----	-----	-----	-----	-----	-----	-----	-----
Spare Capacity		-----	-----	-----	-----	-----	-----	-----	-----	-----
Block C - Total		96	96	96	2	96	2	96	2	214
Redbrick Courthouse - Total		20	20	20	2	20	2	20	2	0
Circuit Court		18	18	0	0	0	0	0	0	0
Leased Space - Peerless		2	2	2	2	2	2	2	2	0
Potential Development		0	0	18	0	18	0	18	0	0
Grey Courthouse - Total		40	40	40	0	40	0	40	0	-40
Circuit Court		36	36	0	0	0	0	0	0	0
Leased Space - District Court		4	4	0	0	0	0	0	0	0
Potential Development		0	0	40	0	40	0	40	0	-40
Grey Courthouse Annex Total		36	36	36	0	36	0	36	0	-36
Circuit Court		0	0	0	0	0	0	0	0	0
Leased Space - District Court		36	36	0	0	0	0	0	0	0
Potential Development		0	0	36	0	36	0	36	0	-36
Office Bldg. & Historic Façade 290,000 gsf - Total		0	0	0	0	0	0	0	0	290
Potential Development - Note 2		0	0	0	0	0	0	0	0	290
Block D - Total		0	0	0	0	0	0	0	0	165
Jury Parking Lot - Total		0	0	0	0	0	0	0	0	0
Jury Parking Lot		0	0	0	0	0	0	0	0	0
Office Building 165,000 gsf - Total		0	0	0	0	0	0	0	0	165
Potential Development		0	0	0	0	0	0	0	0	165
Total All Blocks (with parking structures)		1,027	1,133	1,454	1,328	2,141	1,364	2,141	1,427	379
TOTAL ALL BLOCKS (without parking structures)		789	895	1,216	1,090	2,141	1,364	2,141	1,427	379

Summary Building Occupant Space - Total (excludes parking)		789	895	1,216	1,090	2,141	1,364	2,141	1,427	379
Circuit Court		359	455	590	590	635	635	675	675	0
EOB Occupants		245	255	292	292	301	301	308	308	0
COB Occupants		143	143	152	152	157	157	160	160	0
Leased Space - To others		42	42	2	2	2	2	2	2	0
Lease Consolidation		0	0	0	0	199	199	199	199	0
Spare Capacity For Future Growth to 2025		0	0	32	0	63	0	0	0	0
Existing Leased Rockville Core Growth		0	0	54	54	70	70	83	83	0
Potential Development		0	0	94	0	714	0	714	0	0
Other Potential Development		0	0	0	0	0	0	0	0	379

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VII.4B MASTER PLAN SCHEME C – High Density, Inner Courtyards – Parking Calculations

High Density Scheme - Parking Calculations

Blocks		2007		2015		2020		2025		Other Potential Development	
Building	Occupant	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required
Block A - Total		484	1083	1424	2223	1424	2833	1424	2833	0	0
EOB - Total		216	468	216	468	216	468	216	468	0	0
Judicial Center 304,550 gsf - Total		268	615	268	615	268	615	268	615	0	0
Circuit Court		268	615	268	615	268	615	268	615	0	0
J C Annex 570,000 gsf - Total		0	0	470	1140	470	1140	470	1140	0	0
Circuit Court		0	0	470	1140	470	1140	470	1140	0	0
Spare Capacity For Future Growth - Circuit Court		0	0	0	0	0	0	0	0	0	0
COB Occupants		0	0	0	0	0	0	0	0	0	0
Spare Capacity For Future Growth - COB Occupants		0	0	0	0	0	0	0	0	0	0
EOB Occupants - Growth		0	0	0	0	0	0	0	0	0	0
Spare Capacity For Future Growth - EOB Occupants		0	0	0	0	0	0	0	0	0	0
Existing Leased Rockville Core Growth		0	0	0	0	0	0	0	0	0	0
Block A Tower - 305,000 gsf - Total		0	0	470	0	470	610	470	610	0	0
Circuit Court - JC Annex		0	0	470	0	470	0	470	0	0	0
Spare Capacity For Future Growth - Circuit Court		0	0	0	0	0	0	0	0	0	0
Existing Leased Rockville Core Growth		0	0	0	0	0	0	0	0	0	0
Spare Capacity For Future Growth - Existing Leased Rockville Core Growth		0	0	0	0	0	0	0	0	0	0
Lease Consolidation		0	0	0	0	0	0	0	0	0	0
Potential Development		0	0	0	0	0	0	0	0	0	0
Block B - Total		769	327	769	54	2857	1494	2857	1494	0	0
Courtyard Office Bldg. 620,000 gsf - Total		0	0	0	0	2857	1494	2857	1494	0	0
Courtyard Office Building		0	0	0	0	1440	1440	1440	1440	0	0
Block A Tower		0	0	0	0	600	0	600	0	0	0
EOB		0	0	0	0	172	0	172	0	0	0
Circuit Court - JC		0	0	0	0	110	0	110	0	0	0
Circuit Court - JC Annex		0	0	0	0	200	0	200	0	0	0
Visitor Parking		0	0	0	0	160	0	160	0	0	0
Other County Vehicles		0	0	0	0	54	54	54	54	0	0
Grey Courthouse		0	0	0	0	64	0	64	0	0	0
Grey Courthouse Annex		0	0	0	0	57	0	57	0	0	0
Spare Capacity		0	0	0	0	0	0	0	0	0	0
Council Office Building 143,394 gsf - Total		0	199	0	0	0	0	0	0	0	0
COB Occupants		0	199	0	0	0	0	0	0	0	0
COB Garage - Total		769	128	769	54	0	0	0	0	0	0
EOB		172	0	172	0	0	0	0	0	0	0
Circuit Court - JC		199	0	0	0	0	0	0	0	0	0
Circuit Court - JC Annex		110	0	110	0	0	0	0	0	0	0
Visitor Parking		0	0	200	0	0	0	0	0	0	0
Other Rockville Core		160	0	160	0	0	0	0	0	0	0
Other County Vehicles		74	74	0	0	0	0	0	0	0	0
Grey Courthouse		54	54	54	54	0	0	0	0	0	0
Grey Courthouse Annex		0	0	64	0	0	0	0	0	0	0
Block A Tower		0	0	9	0	0	0	0	0	0	0
Spare Capacity		0	0	0	0	0	0	0	0	0	0
Block C - Total		41	41	41	162	41	162	41	162	559	590
Redbrick Courthouse - Total		0	0	10	10	10	10	10	10	(10)	10
Circuit Court		0	0	10	10	10	10	10	10	0	0
Leased Space - Peerless		0	0	0	0	0	0	0	0	0	0
Potential Development		0	0	0	0	0	0	0	0	0	0
Grey Courthouse - Total		0	0	16	80	16	80	16	80	(16)	0
Circuit Court		0	0	16	80	16	80	16	80	0	0
Leased Space - District Court		0	0	0	0	0	0	0	0	0	0
Potential Development		0	0	0	0	0	0	0	0	0	0
Grey Courthouse Annex - Total		41	41	15	72	15	72	15	72	(15)	0
Circuit Court - 32,902 gsf		41	41	15	72	15	72	15	72	0	0
Leased Space - District Court		0	0	0	0	0	0	0	0	0	0
EOB Occupants		0	0	0	0	0	0	0	0	0	0
Existing Leased Rockville Core Growth		0	0	0	0	0	0	0	0	0	0
Additional Potential Development		0	0	0	0	0	0	0	0	0	0
Office Bldg. & Historic Façade 290,000 gsf - Total		0	0	0	0	0	0	0	0	600	580
Potential Development - Note 2		0	0	0	0	0	0	0	0	600	580
Block D - Total		157	0	157	0	157	0	157	0	443	412
Jury Parking Lot - Total		157	0	157	0	157	0	157	0	(157)	0
Jury Parking Lot		157	0	157	0	157	0	157	0	0	0
Block D Office Building 165,000gsf - Total		0	0	0	0	0	0	0	0	600	412
Potential Development		0	0	0	0	0	0	0	0	600	412
TOTAL ALL BLOCKS		1451	1451	2391	2439	4479	4489	4479	4489	1002	1002
Summary Parking Spaces Required per Building - Total		1451	1451	2391	2439	4479	4489	4479	4489	1002	1002
EOB - Note 1		468	468	468	468	468	468	468	468	0	0
Judicial Center - Note 1		615	615	615	615	615	615	615	615	(157)	0
Judicial Center Annex		0	0	1140	1140	1140	1140	1140	1140	0	0
Block A Tower		0	0	0	0	600	610	600	610	0	0
Courtyard Office Building		0	0	0	0	1440	1440	1440	1440	0	0
COB		199	199	0	0	0	0	0	0	0	0
Red Brick Courthouse		0	0	10	10	10	10	10	10	(10)	10
Grey Courthouse		0	0	80	80	80	80	80	80	(16)	0
Grey Courthouse Annex		41	41	24	72	72	72	72	72	(15)	0
Block D Office Bldg.		0	0	0	0	0	0	0	0	600	412
Office Bldg. & Historic Façade		0	0	0	0	0	0	0	0	600	580
Spare Capacity		0	0	0	0	0	0	0	0	0	0
Other County Vehicles		54	54	54	54	54	54	54	54	0	0
Other Rockville Core		74	74	0	0	0	0	0	0	0	0

Government Core Facilities Optimization Master Plan

VII.4C MASTER PLAN SCHEME C – High Density, Inner Courtyards – Cost Calculations

High Density Scheme - Cost Building and Parking

Blocks		2007	Parking	2015				2020				2025				Other Potential Development (Note 4)		
Building	Occupant	Existing Gross SF (in thousands)	Existing Gross SF (in thousands)	Gross SF (in thousands)	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)
Block A - Total		550	328	1,120		\$ 404,860		1,425		\$ 149,450		1,425		\$ 9,167		0		\$ -
EOB - Total		245	0	245	\$ -	\$ -	Yes	245	\$ -	\$ -	Yes	245	\$ -	\$ -	Yes	0	\$ -	\$ -
EOB Occupants		245	0	245	\$ -	\$ -		245	\$ -	\$ -		245	\$ -	\$ -		0	\$ -	\$ -
EOB HVAC Renovation - Lump sum		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Judicial Center - Total		305	0	305		\$ 106,750	Yes	305		\$ -	Yes	305		\$ -	Yes	0		\$ -
Circuit Court		305	0	305	\$ 350	\$ 106,750		305	\$ -	\$ -		305	\$ -	\$ -		0	\$ -	\$ -
Judicial Center Annex 570,000 gsf - Total		0	164	570		\$ 241,230	Yes	570		\$ 1,120	Yes	570		\$ -	Yes	0		\$ -
Circuit Court		0	0	285	\$ 400	\$ 114,000		285	\$ -	\$ -		285	\$ -	\$ -		0	\$ -	\$ -
Circuit Court Growth - 2020		0	0	0	\$ -	\$ -		0	\$ 140	\$ 1,120		0	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth - Circuit Court		0	0	8	\$ 300	\$ 2,400		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
COB Occupants		0	0	152	\$ 350	\$ 53,200		157	\$ -	\$ -		160	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth - COB Occupants		0	0	8	\$ 350	\$ 2,800		3	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
EOB Occupants - Growth		0	0	47	\$ 350	\$ 16,450		56	\$ -	\$ -		63	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth - EOB Occupants		0	0	16	\$ 350	\$ 5,600		7	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Existing Leased Rockville Core Growth		0	0	54	\$ 350	\$ 18,900		54	\$ -	\$ -		54	\$ -	\$ -		0	\$ -	\$ -
Below Grade Parking Structure - 4 levels		0	164	0	\$ 170	\$ 27,880		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block A Tower 305,000 gsf - 2015		0	164	0		\$ 31,880	Yes	305		\$ 148,330	Yes	305		\$ 9,167	Yes	0		\$ -
Circuit Court Growth - 2020		0	0	0	\$ -	\$ -		37	\$ 560	\$ 20,720		37	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth - Circuit Court		0	0	0	\$ -	\$ -		0	\$ 197	\$ 7,880		40	\$ -	\$ -		0	\$ -	\$ -
Existing Leased Rockville Core Growth - 2020		0	0	0	\$ -	\$ -		16	\$ 490	\$ 7,840		16	\$ -	\$ -		0	\$ -	\$ -
Existing Leased Rockville Core Growth - 2025		0	0	0	\$ -	\$ -		0	\$ -	\$ -		13	\$ 98	\$ 1,287		0	\$ -	\$ -
Leased Rockville Core Growth		0	0	0	\$ -	\$ -		13	\$ 420	\$ 5,460		0	\$ -	\$ -		0	\$ -	\$ -
Lease Consolidation		0	0	0	\$ -	\$ -		199	\$ 490	\$ 97,510		199	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	0	\$ -	\$ -		0	\$ 120	\$ 15,000		0	\$ -	\$ -		0	\$ -	\$ -
Below Grade Parking Structure - 4 levels		0	164	0	\$ 170	\$ 27,880		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Acquire Bank Lot - Lump Sum		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block B - Total		381	1,000	238		\$ 10,000		620		\$ 541,800		620		\$ -		0		\$ -
Courtney Office Bldg, 620K - Total		0	1,000	0	\$ -	\$ -	No	620	\$ -	\$ 441,800	Yes	620	\$ -	\$ -	Yes	0	\$ -	\$ -
Potential Development		0	0	0	\$ -	\$ -		620	\$ 490	\$ 303,800		620	\$ -	\$ -		0	\$ 350	\$ -
Below Grade Parking Structure - 5 levels		0	500	0	\$ -	\$ -		0	\$ 238	\$ 119,000		0	\$ -	\$ -		0	\$ 170	\$ -
Below Grade Parking Structure - 5 levels		0	500	0	\$ -	\$ -		0	\$ 238	\$ 119,000		0	\$ -	\$ -		0	\$ 170	\$ -
Council Office Building - Total		143	0	0		\$ 10,000	No	0		\$ -	Yes	0		\$ -	Yes	0		\$ -
COB Occupants		143	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Demolish COB and Silework - Lump Sum		0	0	0	\$ -	\$ 10,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
COB Garage - Total		238	0	238		\$ -	Yes	0		\$ -	No	0		\$ -	No	0		\$ -
EOB		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
COB		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Circuit Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Visitor Parking		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Other Rockville Core		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block A Tower		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Spare Capacity For Future Growth		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block C - Total		96	210	96		\$ -		96		\$ -		96		\$ -		276		\$ 141,300
Redbrick Courthouse - Total		20	0	20		\$ -	No	20		\$ -	No	20		\$ -	No	0		\$ -
Circuit Court		18	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Leased Space - Peerless		2	0	2	\$ -	\$ -		2	\$ -	\$ -		2	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	18	\$ -	\$ -		18	\$ -	\$ -		18	\$ -	\$ -		0	\$ -	\$ -
Grey Courthouse - Total		40	0	40		\$ -	No	40		\$ -	No	40		\$ -	Yes	40		\$ -
Circuit Court		36	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Leased Space - District Court		4	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	40	\$ -	\$ -		40	\$ -	\$ -		40	\$ -	\$ -		40	\$ -	\$ -
Grey Courthouse Annex Total		36	0	36		\$ -	No	36		\$ -	No	36		\$ -	No	36		\$ -
Circuit Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Leased Space - District Court		36	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Potential Development		0	0	36	\$ -	\$ -		36	\$ -	\$ -		36	\$ -	\$ -		36	\$ -	\$ -
Office Bldg & Historic Facade 290,000 gsf - Total		0	210	0		\$ -	No	0		\$ -	No	0		\$ -	No	352		\$ 141,300
Potential Development		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		352	\$ 300	\$ 105,600
Below Grade Parking Structure - 4 levels		0	210	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ 170	\$ 35,700
Block D - Total		0	210	0		\$ -		0		\$ -		0		\$ -		165		\$ 85,200
Jury Parking Lot - Total		0	0	0		\$ -	Yes	0		\$ -	Yes	0		\$ -	Yes	0		\$ -
Jury Parking Lot		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -
Block D Office Building 165,000 gsf		0	210	0		\$ -	No	0		\$ -	No	0		\$ -	No	165		\$ 85,200
Potential Development		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		165	\$ 300	\$ 49,500
Below Grade Parking Structure - 4 levels		0	210	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ 170	\$ 35,700
Total All Blocks (with parking structures)		1,027	1,748	1,454		\$ 414,860		2,141		\$ 691,250		2,141		\$ 9,167		441		\$ 226,500
Total All Blocks (without parking structures)		789	1,748	1,216		\$ 414,860		2,141		\$ 691,250		2,141		\$ 9,167		441		\$ 226,500

Summary Building Occupant Space - Total		1,027	1,748	1,454	\$	414,860	2,141	\$	691,250	2,141	\$	9,167	441	\$	226,500
Circuit Court		359	0	590	\$	223,150	635	\$	38,640	675	\$	7,880	0	\$	-
EOB Occupants		245	0	292	\$	47,050	301	\$	-	308	\$	-	0	\$	-
COB Occupants		143	0	152	\$	55,000	157	\$	-	160	\$	-	0	\$	-
Lease Consolidation		0	0	0	\$	-	199	\$	97,510	199	\$	-	0	\$	-
Exist. Leased Rockville Core Growth		0	0	54	\$	18,900	70	\$	13,300	83	\$	1,287	0	\$	-
Parking - Note 2		238	1,748	238	\$	55,760	0	\$	238,000	0	\$	-	0	\$	71,400
Land		0	0	0	\$	4,000	0	\$	-	0	\$	-	0	\$	-
Demolition		0	0	0	\$	10,000	0	\$	-	0	\$	-	0	\$	-
Leased Space - To others		38	0	2	\$	-	2	\$	-	2	\$	-	0	\$	-
Spare Capacity For Future Growth - Note 3		0	0	32	\$	-	63	\$	-	0	\$	-	0	\$	-
Leased Space - District Court		4	0	0	\$	-	0	\$	-	0	\$	-	0	\$	-
Potential Development		0	0	94	\$	-	714	\$	303,800	774	\$	441	0	\$	155,100

Government Core Facilities Optimization Master Plan

VII.5 COMPARATIVE ANALYSIS OF THREE MASTER PLANS



Scheme A – Low Density, Large Central Green Space

PROS

- Limited dependency on potential development.
- Low initial cost (excluding lease consolidation)
- Large central green space
- Maximizes use of existing buildings
- Simple phasing and is flexible
- Master plan is complete in 2025

CONS

- Limits maximum development potential of Blocks A and B
- Provides least amount of space for future County growth

RETURN ON COST

- 1.9% to 11.3% (See Staubach's report in Section IX)



Scheme B – Medium Density, Central Plaza

PROS

- Large central plazas
- Limited dependency on potential development
- Low initial cost (excluding lease consolidation)
- Simple phasing and is flexible
- Provides potential development for County use
- Consolidates County functions on one block

CONS

- Has some parking dependencies linked to future potential development
- Replaces some at grade green space with above grade green space
- Requires future potential development to complete master plan

RETURN ON COST

- 0% to 17.2% (See Staubach's report in Section IX)



Scheme C – High Density, Inner Courtyards

PROS

- Maximizes development potential of all sites.
- Large central courtyards.
- Consolidates County functions on one block

CONS

- Highly dependant on potential development.
- May create a surplus of rentable space within downtown Rockville.
- Requires 4 to 5 levels of below grade parking.
- Largest initial cost
- Lease consolidation space not available until year 2020
- Complex phasing that has limited flexibility

RETURN ON COST

- (16.7)% to 2.3% (See Staubach's report in Section IX)

**SECTION VIII - MONTGOMERY COUNTY MASTER PLAN
FOR THE ROCKVILLE CENTRAL CORE**

VIII.1 Introduction

VIII.2 Master Plan Narrative

**VIII.3 Montgomery County Master Plan
For The Rockville Central Core**

VIII.4 Meeting the Goals of the Master Plan Study

VIII.5 Conclusion

VIII.6 Phasing

VIII.7A Master Plan Area Calculations

VIII.7B Master Plan Parking Calculations

VIII.7C Master Plan Cost Calculations

Government Core Facilities Optimization Master Plan

SECTION VIII

MONTGOMERY COUNTY MASTER PLAN FOR THE ROCKVILLE CENTRAL CORE

VIII.1 INTRODUCTION

The summary at the end of Section V shows both the low density scheme and the medium density scheme scored equally. Both schemes offer viable options for the County. The master plans schemes were presented to the steering committee that included the Director of the Department of Public Works and Transportation and the Chief Administrative Officer (CAO). The schemes were then presented to the County Executive. The consensus was that both the low and medium density schemes had elements that should be included in the master plan. Urban design features that were to be maintained included the large central green spaces of the low density scheme and the bridge over Jefferson Street from the medium density scheme. The steering committee provided important input concerning the use and size of the development within the Rockville Central Core.

Steering Committee Input

1. The Judicial Center Annex on Block A should satisfy their growth requirements through the year 2020.
2. The Block A Tower should be a stand alone building for County Council and their growth through the year 2020.
3. The New Council Office Building should accommodate some lease consolidation.
4. Block D should be free for potential development.
5. The phasing of the master plan should be as simple as possible to reduce cost.

The planning team responded to the above input and moved forward with the final iteration of the master plan which the team concluded should be a blending of urban design elements from both the low density and the medium density schemes and increasing the size of the buildings to accommodate growth and lease consolidation.

- The team combined the best components of each scheme to create the master plan.
- The team reviewed specific leases to determine the appropriate amount of lease consolidation and placed the lease requirement in the new building which was best suited to accommodate the requirement in terms of function, timing and size.
- The team reviewed the five goals of the study and proceeded into the final design of the master plan.

Government Core Facilities Optimization Master Plan

VIII.2 MASTER PLAN NARRATIVE

The features of the following master plan narrative and drawings are conceptual and are meant as a framework for further development.

County Growth

The master plan that follows not only responds to the input of the steering committee by providing for the needs of year 2020 but also illustrates the necessary development to meet growth through the year 2025. The amount of space was determined in the initial analysis of growth in Section III. The year 2025 was selected as the appropriate time frame for the long term growth of the County.

Design

Design Characteristics of the master plan include the two large green spaces on both sides of Jefferson Street. The green space on Block A is an extension of the main plaza and can act as a large gathering area when required. This central green space offers a variety of outdoor spaces such as the bench seating and the adjacent secondary planted areas that can be used by smaller groups and individuals. The green space on Block B is visually connected to the green space across the street and designed to be an amenity for the employees working in the Maryland Avenue Building. Both green spaces have walkways that allow straight, shortest route travel or a more leisurely curving path of travel.

The massing of the buildings includes two story gateway elements at both corners of Jefferson Street and Monroe Street. On Block A, the gateway is a stepped building element that is part of the 18 story New Council Office Building. On Block B, the gateway is a stand alone two story potential commercial development. The Judicial Center is 15 stories with a recessed curved corner entrance marked with special paving and an iconic fountain. Across Jefferson Street on Block B the entrance to the new four story Maryland Avenue Office Building receives a similar entrance treatment and taken together serve as a gateway to the pedestrian district planned in the Rockville Town Center Master Plan shown in Section III.2J

Block A

On Block A, the master plan provides for growth with the addition of the Judicial Center Annex (337,000 GSF) and the New Council Office Building (260,000 GSF). The Judicial Center Annex provided growth through 2020 for the courts and also provides 7,000 GSF of space for the sheriff who is currently in nearby leased space. The New Council Office Building provides all the growth for the Council through 2020, and approximately 103,000 GSF of lease consolidation. Details of these areas and possible leases to be consolidated are shown in the Master Plan Area Calculation Spreadsheet, Section VIII.7.

Parking for the Judicial Center Annex and the New Council Office Building is partially satisfied by building two levels of underground parking under both of the new buildings, as well as the green space. The balance of the parking required is satisfied on Block B since deeper excavations for underground parking structures are not cost effective.

Block B

Block B is comprised of three buildings, new the Maryland Avenue Building (190,000 GSF), the existing Council Office Building and the 20,000 GSF two story potential development at the corner gateway. The interim use of the Block B through the year 2020 has two options. The existing Council Office Building could be leased "as-is" or be demolished. The remainder of Block B is developed in the year 2025 and used for both growth and additional lease consolidation. Based on the current zoning and County requirements we have shown a 190,000 GSF, 4 story building. The building site could be increased to accommodate additional space if needed.

Government Core Facilities Optimization Master Plan

Block B continues and increases its function as the major parking facility for meeting the parking requirements for the County within the central core. The retention of the existing County Parking garage and the addition of three levels on top of the existing structure is an important feature of the master plan goals. The original structural design of the garage allowed for this future addition and is noted on a set of as built drawings. A total of 726 parking spaces can be constructed cost effectively. The master plan calls for this to be complete by the year 2011.

Block C

On Block C, the Red Brick Courthouse, Grey Courthouse and the Grey Courthouse Annex will be retained by the County for potential development. The Grey Courthouse, after renovation, can be used for Circuit Court growth in the year 2025. It should be noted that as of the writing of this report, the State District Court occupies the majority of the Grey Court House and the Annex. Although a new State Court building has been designed the schedule for construction is unknown, so it is fortunate that the county will not need these facilities for the County Circuit Court growth until the year 2025.

Block D

Block D can remain a parking lot. It can be reserved for the future development by the County.

Lease Consolidation

Consolidation of existing leases into the Rockville Central Core was part of the master planning effort. It is both cost effective and creates a suitable government complex by concentrating the delivery of services. The team reviewed specific leases to determine the appropriate amount of lease consolidation and placed the lease requirements in the new buildings which were best suited to accommodate the space requirement in terms of function, timing and size. These recommendations are only a starting point and need to be verified by the agencies to ensure proper adjacencies and delivery of service.

Leases Consolidated in Years 2012 to 2014

	SF	Potential Location
1) 199 E. Montgomery Ave, Rockville – Sheriff Department	6,246 RSF	JC
2) 51 Monroe Street, Rockville – Office of Inspector General	1,952 RSF	COB
3) 101 Orchard Ridge Drive, Gaithersburg – Div. of Operations	29,854 RSF	COB
4) 111 Rockville Pike, Rockville – Dept. of Economic Development	13,013 RSF	COB
5) 51 Monroe Street, Rockville – Corrections	3,005 RSF	COB
TOTAL	54,070 RSF	

Leases Consolidated in Year 2025

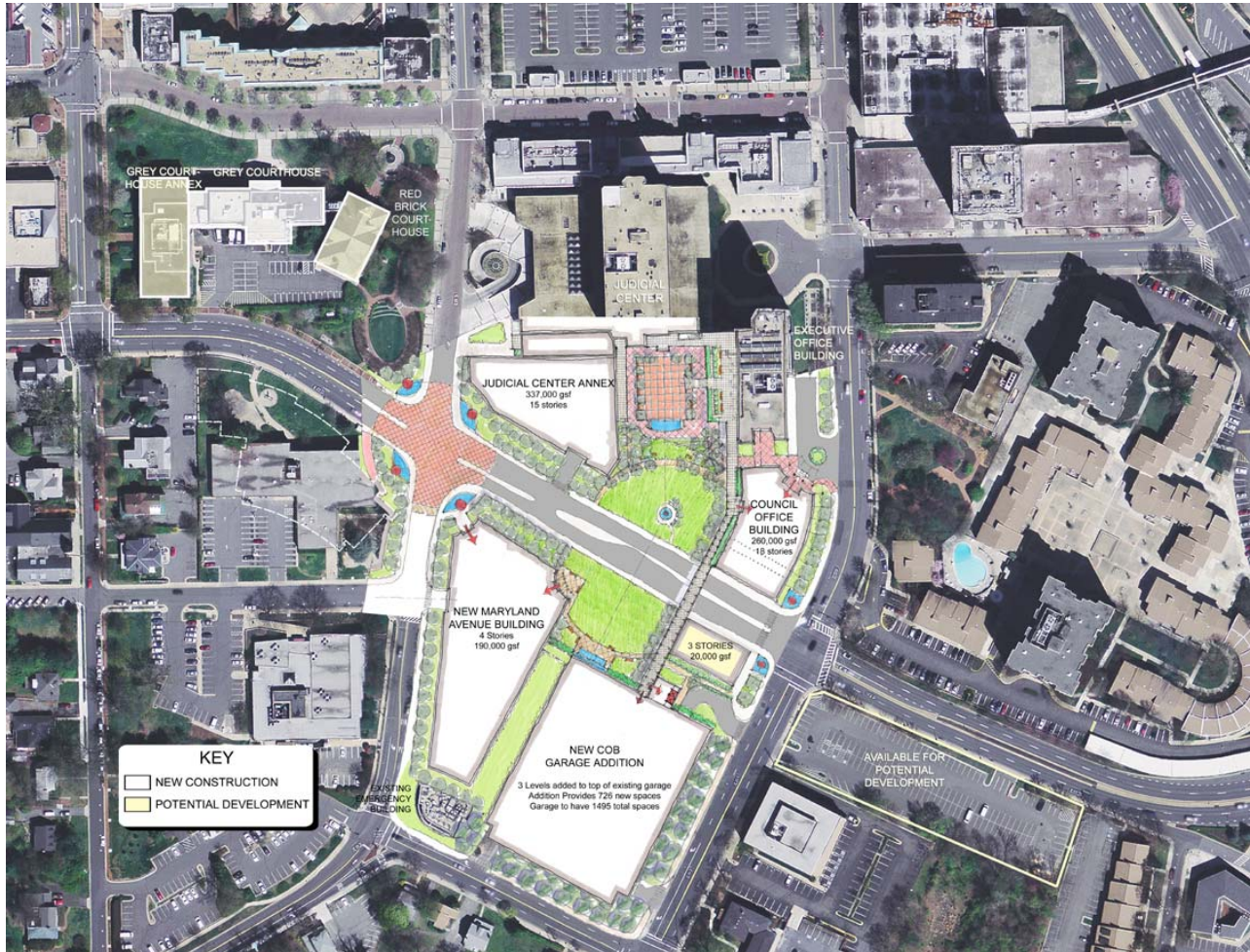
1) 255 Rockville Pike, Rockville – Master Lease for 5 Tenants (MAO = Maryland Avenue Office Building)	128,509 RSF	MAO
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Other Leases Available for Consolidation

1) 7300 Calhoun Place, Derwood – Juvenile Assessment Center	63,594 RSF	
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Government Core Facilities Optimization Master Plan

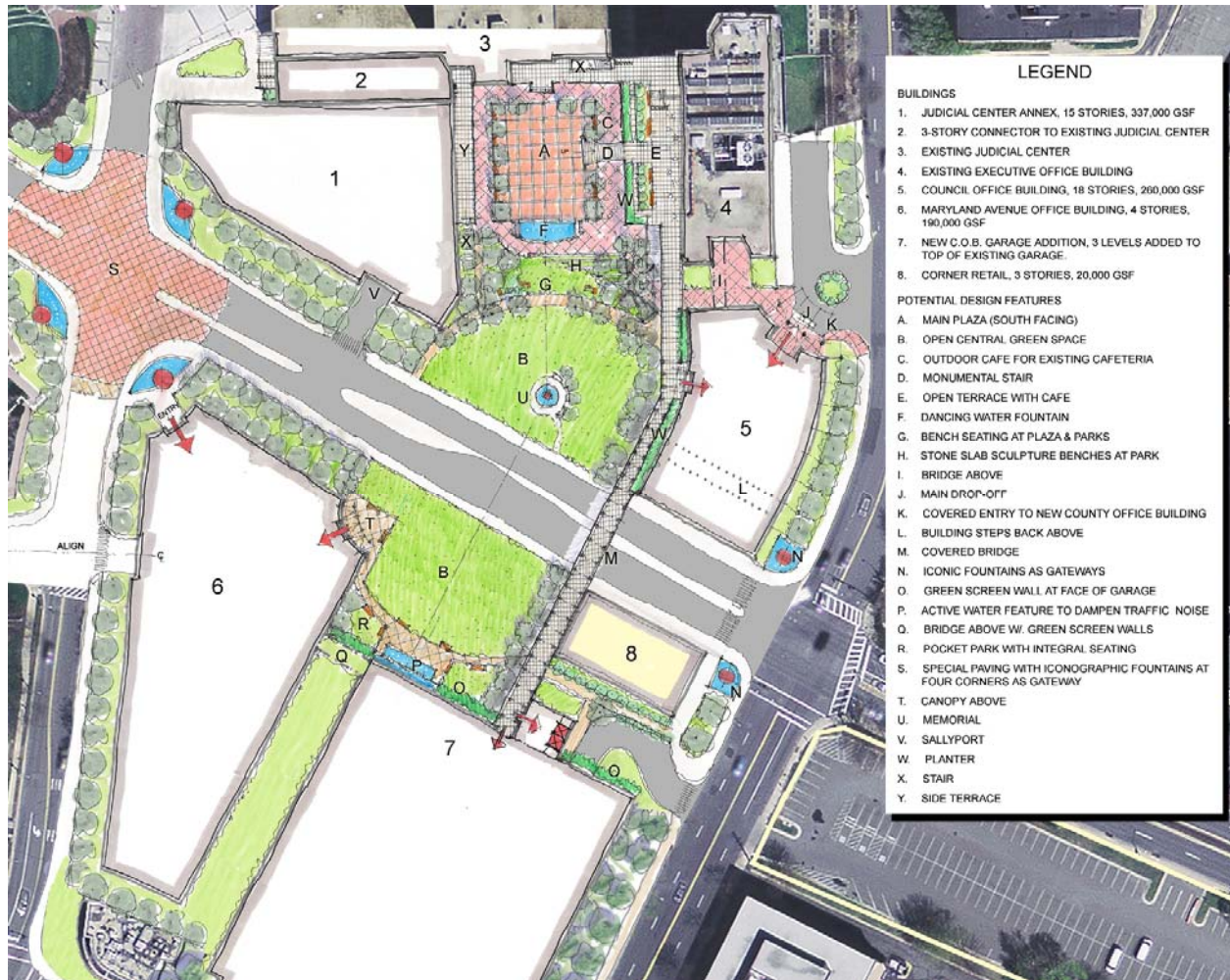
VIII.3 MONTGOMERY COUNTY MASTER PLAN FOR THE ROCKVILLE CENTRAL CORE



SITE PLAN OF ROCKVILLE CENTRAL CORE (BLOCKS A, B, C, D)

The site plan creates an open area within the central core, available for the public and government employees in the surrounding buildings. The open area adjacent to the Judicial Center Annex and Council Office Building is south-facing, to allow sunlight into the courtyard and the adjacent buildings. The courtyard also provides a path of travel to the public retail areas north of the Central Core. The construction would occur in phases, projected for completion in 2025.

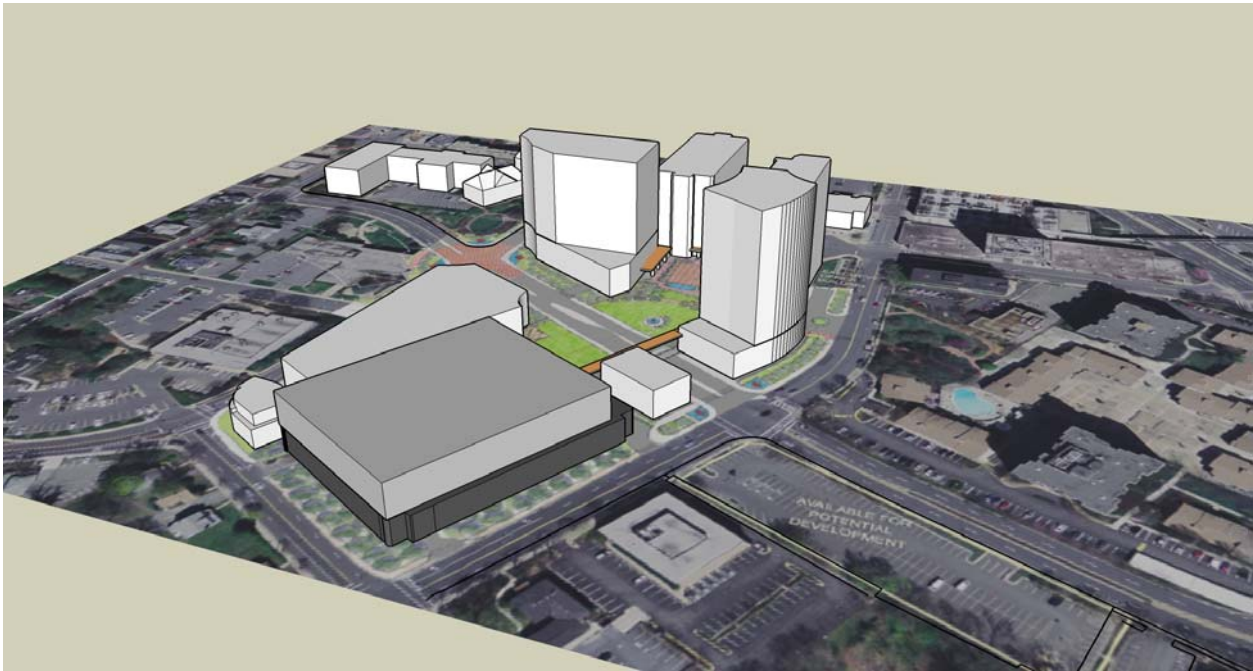
Government Core Facilities Optimization Master Plan



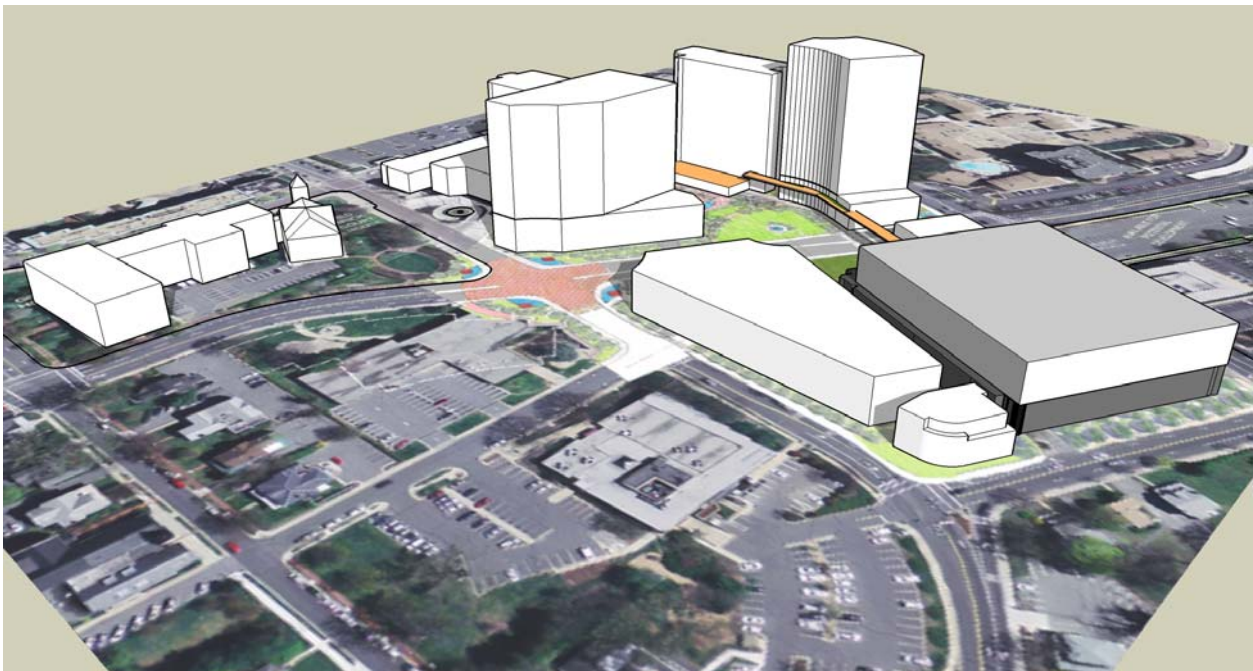
DETAIL OF CENTRAL GREEN SPACE AND SURROUNDING BUILDINGS

In the legend the new buildings are numbered and potential design features are identified with letters. These are intended as a source of ideas & starting points for developing a final design.

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PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

These views illustrate the multi-story massing of new buildings and with the existing Judicial Center and Executive Office Building beyond. The proposed Maryland Avenue Office Building and three story garage addition is in the foreground.



CONCEPTUAL RENDERING - VIEW TOWARD CENTRAL GREEN SPACE

This view illustrates the massing with potential design features –green roofs, gateway fountains with signage, covered bridge, large central green spaces, and the main plaza between the Judicial Center and Executive Office Building. This is intended for conceptual purposes only, and does not represent a finalized design.

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VIII.4 MEETING THE GOALS OF THE MASTER PLAN STUDY

The five goals of the master plan were established in Section I. Reviewing how the master plan meets the original goals is an appropriate method to evaluate the success of the master plan study.

1. Respond to Short Term County Growth Needs to 2015

The master plan responds to short term growth by allowing for the construction of the Judicial Center by 2014 and the addition to the parking garage by 2011. The Master Plan meets all growth requirements for the Council Office Building, the Executive Office Building, the Judicial Center, and the Courts. As part of this new construction, a state of the art computer center can be built. Existing lease growth in the greater Rockville core is accommodated by increasing those leased spaces.

2. Respond to the Long Term County Growth Needs to 2025 and Beyond.

The master plan meets the long term growth needs through 2020 for the Council Office Building, the Executive Office Building, the Judicial Center, and the Courts. Growth needs through 2025 are satisfied with the development of the Maryland Avenue Building on Block B and the renovation of the Grey Courthouse. Current or future growth requirements within the central core can be met with the potential development of the Redbrick Courthouse, the Grey Courthouse Annex or the Jury Parking Lot. Growth space to 2025 is accommodated for all leases consolidated into new county buildings. Existing lease growth in the greater Rockville core is accommodated by increasing those leased spaces.

3. Speed and Ease of Implementation

The master plan buildings can be speedily implemented because the site for the Judicial Annex is available now and the New Council Office Building can be designed while the land is acquired. The new development on Blocks A & B can be easily implemented because they are all new construction. The parking facilities for all the new buildings are two levels below grade, which is typical in the Rockville area due to presence of rock in deeper excavations. The addition to the garage on Block B is also easily implemented because the original structural design provided for the addition. Furthermore, the existing structure is steel which will allow easy connection to the existing framing.

Another factor in the ease of implementation is that no swing space is required because existing occupants will not have to be relocated until after the new buildings are constructed. When vacated, the existing buildings can be more easily renovated or demolished.

4. Cost Effectiveness

The construction of the master plan buildings is cost effective because with the exception of the Grey Courthouse renovation all of the buildings are new construction rather than renovation of an historic structure. The parking garage addition on Block B is cost effective since it was originally designed to have a three level addition. The below ground parking structures can all be two levels below ground which is cost effective in the City of Rockville and still meet the overall parking requirements of the master plan.

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Over time the county will benefit from owning their facilities rather than leasing. The master plan provides for substantial amounts of lease consolidation and growth. On Block A the Master Plan provides more than 100,000 GSF of mostly lease consolidation and some growth. On Block B, there is 180,000 GSF of lease consolidation and 10,000 GSF of growth for existing central core occupants.

Constructing new buildings is more cost effective than renovating the existing. A more detailed cost analysis, prepared by The Staubach Company is included in Section IX - Appendix.

5. Creation of a Suitable Government Complex

The master plan creates a suitable government complex by satisfying the majority of the growth needs of the County in the Rockville Core on two blocks. This concentrates County Services and allows the County to provide those services efficiently. The New Council Office Building will bring more people to Block A where the Circuit Court and Executive Office Building are already located. The privately owned north side of Block A also has the existing movie theaters and restaurants which should benefit from increased pedestrian activity during hearings and other activities that formerly took place on Block B.

The master plan buildings are organized around a central green space on Block A that will be come a lively space with increased pedestrian activity. Other amenities include outdoor seating areas, areas for sculpture, a memorial and a water feature which can help reduce the noise from the nearby traffic.

On Block B, the addition to the parking garage will include a new covered bridge over Jefferson Street that will allow the County residents easy access to the New Council Building as well as the Executive Office Building (EOB) and the entrance on the east side of the existing Judicial Center. Along the route of the covered bridge that becomes the terrace on the west side of the EOB, the visitor will be able to view the central green space, stop at a café, continue to the Circuit Court or take the monumental stair down to the south facing main plaza. The main plaza is where the County and other civic groups will be able to schedule appropriate activities such as lunch time concerts, exhibits, and craft markets.

In the year 2025, when the Maryland Office building is constructed, additional County services will be provided in the same vicinity as the other services provided on Block A. Parking for this building is in two underground levels as well as in the above ground parking garage. If employees need to meet with others on Block A they can park on the bridge level of the parking garage or if they are already at work they can take a bridge from the Maryland Avenue Building to the parking garage and then take the bridge over to Block A. The north side of the above ground parking structure will be screened with vines to provide a more pleasing face to the north side of the central green space on Block B.

The central green space on Block B is meant to visually connect to the central green space and plaza across the street. It is also contains a water feature to screen traffic noise and a pocket park with integral seating that can be used by the future employees in the Maryland Avenue Building.

Since many County services will be located on these two blocks, residents will be able to conduct business with the County more efficiently. County employees will be in better space including a new computer center with state of the art design. Concentrating employees and services for residents will reduce the need to drive to several locations to conduct County business. Less traffic will improve the quality of life for all.

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The parking provided is based on the requirements of the City of Rockville. This area is well served by Metro train and in front of the Executive Office Building there is Metro bus. A parking reduction plan that includes car pooling and mass transit incentives should be implemented. The bridge to the County parking structure effectively moves the entrance to block B facilities closer to Metro which would allow a greater reduction in the parking requirements on block B from 30% to 40%.

Increasing the allowable density of the buildings in areas served by mass transit is a strategy that is being pursued throughout the region in order to reduce traffic and sprawl. The blocks of this master plan study are excellent candidates for high density development. With the recent addition of housing in the Rockville Town Center project, there exists the possibility of an urban village where people can live and work without having to drive.

VIII.5 Conclusion

The master plan meets the goals originally established at the beginning of this study. The short and long term growth needs of the County can be met and there are no physical barriers affecting the speed and ease of implementation of the proposed facilities. Because it can be easily implemented with standard courthouse and office construction and without the need for swing space the master plan is cost effective. The cost effectiveness of the master plan is further enhanced by the rent avoidance and lease consolidation savings by moving the County from leased space to County owned space. Finally, the master plan concentrates the delivery of services to County residents in well designed compact urban government core and brings increased pedestrian activity to help support the renewal efforts already taking place in the City of Rockville. The master plan creates a suitable government complex by year 2015 and is further enhanced with its completion in the year 2025 and beyond.

The Countywide Strategic Facility Plan (CSFP), Planning Report 1, dated February 2003, completed the needs assessment (Phases 1-4) for the Rockville Core County Administration and Circuit Court. The report noted Master Planning & Recommendations (Phases 5 & 6) needed to be completed. This study completes phases 5 & 6 of the CSFP for the Rockville Central Core.

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VIII.6 PHASING

PHASE I – 2015

Total Area: 1,406,000 GSF
County Space: 1,079,000 GSF
Potential Development: 257,000 GSF

Total Parking: 2,490

1. Construct Judicial Center Annex (2014)
2. Construct 3-story garage addition (2011) and pedestrian bridge to terrace at Block A
3. Construct 20,000 GSF commercial building
4. Construct new Council Office Building (2012)
5. Relocate COB offices to new Council Office Building (2012)
6. Redbrick & Grey Courthouse available for potential development



PHASE IIA – 2020 OPTION 1

Total Area: 1,406,000 GSF
County Space: 1,149,000 GSF
Potential Development: 257,000 GSF

Total Parking: 2,490

- 7a. Lease Council Office Building



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PHASE IIB – 2020 OPTION 2

Total Area: 1,263,000 GSF
 County Space: 1,149,000 GSF
 Potential Development: 114,000 GSF
 Total Parking: 2,490
 7b. Demolish Council Office Building. Create future building site.



PHASE III –2025 Growth Requirements & Master Plan

Total Area: 1,453,000 GSF
 County Space: 1,379,000 GSF
 Potential Development: 74,000 GSF
 Total Parking: 2,905

8. Construct new Maryland Avenue Building (2025)
9. Renovate Grey Courthouse for Circuit Court (2025)
10. Renovate Grey Courthouse Annex for potential development
11. Renovate Red Brick Courthouse for potential development



*Dates represent funds available fiscal year 2008

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VIII.7A MASTER PLAN AREA CALCULATIONS

Master Plan Area Calculations										
Blocks		2007		2015		2020		2025		Other Potential Development
Building	Occupant	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)	Gross SF Required (Thousands)	Gross SF (Thousands)
Block A - Total		550	656	1,147	1,077	1,147	1,147	1,147	1,147	0
EOB - Total		245	255	245	245	245	245	245	245	0
	EOB Occupants	230	240	230	230	230	230	230	230	0
	Fire Rescue Services - Vacate 12th Floor - 14,500 gsf	15	15	0	0	0	0	0	0	0
	EOB Occupants - Growth	0	0	15	15	15	15	15	15	0
Judicial Center - Total		305	305	305	305	305	305	305	305	0
	Circuit Court	305	305	305	305	305	305	305	305	0
Judicial Center Annex 337,000 gsf - Total		0	96	337	292	337	337	337	337	0
	Circuit Court	0	96	285	285	330	330	330	330	0
	Spare Capacity For Future Growth - Circuit Court	0	0	45	0	0	0	0	0	0
	Lease Consolidation - 199 E. Montgomery Ave - Sheriff's Dept - 6,246 rsf - 6,682 gsf	0	0	7	7	7	7	7	7	0
Council Office Building 260,000 gsf - Total		0	0	260	235	260	260	260	260	0
	COB Occupants	0	0	152	152	157	157	157	157	0
	Spare Capacity For Future Growth - COB Occupants	0	0	5	0	0	0	0	0	0
	EOB Occupants - Growth	0	0	32	32	41	41	41	41	0
	Spare Capacity For Future Growth - EOB Occupants	0	0	9	0	0	0	0	0	0
	Lease Consolidation - 51 Monroe Street - Office of Inspector General - 1,952 rsf - 2,089 gsf	0	0	2	2	2	2	2	2	0
	Lease Consolidation - 101 Orchard Ridge Drive - Division of Operations - 29,854 rsf - 31,943 gsf	0	0	32	32	39	39	39	39	0
	Lease Consolidation - 111 Rockville Pike, Suite 800 - DED - 13,013 rsf - 13,924 gsf	0	0	14	14	17	17	17	17	0
	Lease Consolidation - 51 Monroe Street, Suite 1100 - Corrections - 3,005 rsf - 3,215 gsf	0	0	3	3	4	4	4	4	0
	Spare Capacity For Future Growth - Lease Consolidation Growth - 20% to 2020	0	0	11	0	0	0	0	0	0
Block B - Total		381	381	634	471	634	471	681	661	0
Maryland Ave. Office Bldg. 190,000 gsf - Total		0	0	0	0	0	0	190	190	0
	COB Occupants - Growth	0	0	0	0	0	0	7	7	0
	COB Occupants - Growth	0	0	0	0	0	0	3	3	0
	Lease Consolidation Growth - 10% for 2020 to 2025	0	0	0	0	0	0	6	6	0
	Lease Consolidation - 255 Rockville Pike - Master Lease - 128,509 rsf - 137,504 gsf	0	0	0	0	0	0	138	138	0
	Existing Leased Rockville Core - Growth	0	0	0	0	0	0	36	36	0
Council Office Building - Total		143	143	143	0	143	0	0	0	0
	COB Occupants	143	143	143	0	143	0	0	0	0
COB Garage - Total		238	238	238	238	238	238	238	238	0
	COB	*****	*****	*****	*****	*****	*****	*****	*****	*****
	COB	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Circuit Court	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Visitor Parking	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Other Rockville Core	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Other County Vehicles	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Block A Tower	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Spare Capacity	*****	*****	*****	*****	*****	*****	*****	*****	*****
COB Garage Addition - Total		0	0	233	233	233	233	233	233	0
	COB	*****	*****	*****	*****	*****	*****	*****	*****	*****
	COB	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Circuit Court	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Visitor Parking	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Other Rockville Core	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Block A Tower	*****	*****	*****	*****	*****	*****	*****	*****	*****
	Spare Capacity	*****	*****	*****	*****	*****	*****	*****	*****	*****
Block B Building 20,000 gsf - Total		0	0	20	0	20	0	20	0	0
	Potential Development - 20,000 sf lot	0	0	20	0	20	0	20	0	0
Block C - Total		96	96	96	2	96	2	96	42	0
Redbrick Courthouse - Total		20	20	20	2	20	2	20	2	0
	Circuit Court	18	18	0	0	0	0	0	0	0
	Leased Space - Peerless	2	2	2	2	2	2	2	2	0
	Leased Space - District Court	0	0	0	0	0	0	0	0	0
	Potential Development	0	0	18	0	18	0	18	0	0
Grey Courthouse - Total		40	40	40	0	40	0	40	40	0
	Circuit Court	36	36	0	0	0	0	40	40	0
	Leased Space - District Court	4	4	0	0	0	0	0	0	0
	Potential Development	0	0	40	0	40	0	0	0	0
Grey Courthouse Annex Total		36	36	36	0	36	0	36	0	0
	Leased Space - District Court	36	36	0	0	0	0	0	0	0
	Potential Development	0	0	36	0	36	0	36	0	0
Block D - Total		0	0	0	0	0	0	0	0	0
Jury Parking Lot - Total		0	0	0	0	0	0	0	0	0
	Jury Parking Lot	0	0	0	0	0	0	0	0	0
Total All Blocks (with parking structures)		1,027	1,133	1,877	1,550	1,877	1,620	1,924	1,850	0
Total All Blocks (without parking structures)		789	895	1,406	1,079	1,406	1,149	1,453	1,379	0
Summary Building Occupant Space - Total (without parking structures)										
	Circuit Court	359	455	590	590	635	635	675	675	0
	COB Occupants	245	255	277	277	286	286	293	293	0
	COB Occupants	143	143	152	152	157	157	160	160	0
	Leased Space - To others	42	42	2	2	2	2	2	2	0
	Lease Consolidation	0	0	58	58	69	69	249	249	0
	Spare Capacity For Future Growth	0	0	70	0	0	0	0	0	0
	Potential Development	0	0	257	0	257	0	74	0	0
Other Growth (Requires Additional Lease Space) - Total		0	0	0	40	0	57	0	33	0
	Existing Leased Rockville Core Growth	0	0	0	40	0	57	0	33	0

Notes:

1. Calculations for building areas assume spaces or program areas can be mixed between floors and that program areas are not required to have exclusive use of an entire floor.

2. Spare capacity for future growth is generally in small blocks. Large blocks can be used as swing space for planned renovations of the EOB and JC.

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VIII.7B MASTER PLAN PARKING CALCULATIONS

Master Plan Parking Calculations											
Blocks		2007		2015		2020		2025		Other Potential Development	
Building	Occupant	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required	Parking Provided	Parking Required
Block A - Total		484	1083	954	2278	954	2278	954	2278	0	0
EOB - Total		216	468	216	468	216	468	216	468	0	0
	EOB Occupants										
Judicial Center 304,550 gsf - Total		268	615	268	615	268	615	268	615	0	0
	Circuit Court										
Judicial Center Annex 337,000 gsf - Total		0	0	235	675	235	675	235	675	0	0
	Circuit Court										
	Spare Capacity										
Block A Tower 260,000 gsf - Total		0	0	235	520	235	520	235	520	0	0
	COB Occupants										
	Spare Capacity For Future Growth - COB Occupant										
	EOB Occupants - Growth										
	Spare Capacity For Future Growth - EOB Occupant										
	Lease Consolidation - 51 Monroe Street - Office of Inspector General - 1,952 rsf - 2,089 gsf										
	Lease Consolidation - 101 Orchard Ridge Drive - Division of Operations - 29,854 rsf - 31,943 gsf										
	Lease Consolidation - 111 Rockville Pike, Suite 800 - DED - 13,013 rsf - 13,924 gsf										
	Lease Consolidation - 51 Monroe Street, Suite 1100 - Corrections - 3,005 rsf - 3,215 gsf										
	Spare Capacity For Future Growth - Lease Consolidation Growth - 20% to 2020										
	Spare Capacity										
Block B - Total		769	327	1495	273	1495	273	1910	516	0	0
Maryland Ave. Office Bldg. 190,000 gsf- Total		0	0	0	0	0	0	415	442	0	0
	Lease Consolidation							415	442		
Council Office Building 143,394 gsf- Total		0	199	0	199	0	199	0	0	0	0
	COB Occupants	0	199	0	0	0	0	0	0	0	0
	Lease Consolidation	0	0	0	199	0	199	0	0	0	0
COB Garage - Total		769	128	769	74	769	74	769	74	0	0
	EOB	172	0	172	0	172	0	172	0	0	0
	COB	199	0	74	0	74	0	0	0	0	0
	Circuit Court - JC	110	0	267	0	267	0	267	0	0	0
	Visitor Parking	160	0	160	0	160	0	160	0	0	0
	Other Rockville Core - Note 3	74	74	0	0	0	0	74	0	0	0
	Other Vehicles	54	54	54	54	54	54	54	54	0	0
	Block A Tower	0	0	22	0	22	0	22	0	0	0
	Maryland Ave. Office Building	0	0	0	0	0	0	0	0	0	0
	Grey Courthouse	0	0	0	0	0	0	0	0	0	0
	Grey Courthouse Annex	0	0	0	0	0	0	0	0	0	0
	Spare Capacity	0	0	0	0	0	0	0	0	0	0
	Block B Building	0	0	20	20	20	20	20	20	0	0
COB Garage Addition - Total		0	0	726	0	726	0	726	0	0	0
	EOB	0	0	0	0	0	0	0	0	0	0
	COB	0	0	23	0	23	0	0	0	0	0
	Circuit Court - JC Annex	0	0	440	0	440	0	368	0	0	0
	Visitor Parking	0	0	0	0	0	0	0	0	0	0
	Other Rockville Core	0	0	0	0	0	0	0	0	0	0
	Block A Tower	0	0	263	0	263	0	0	0	0	0
	Maryland Ave. Office Building	0	0	0	0	0	0	358	0	0	0
	Spare Capacity	0	0	0	0	0	0	0	0	0	0
Block B Building 10,000 gsf - Total		0	0	0	0	0	0	0	0	0	0
	Potential Development - 20,000 sf lot	0	0	0	0	0	0	0	0	0	0
Block C - Total		41	41	41	41	41	41	41	41	0	0
Redbrick Courthouse 20,364 gsf - Total		0	0	10	10	10	10	10	10	0	0
	Circuit Court 18,808 gsf										
	Leased Space - Peerless 1,556gsf										
	Leased Space - District Court										
	Potential Development										
Grey Courthouse 40,011 gsf - Total		0	0	16	16	16	16	16	16	0	0
	Circuit Court										
	Leased Space - District Court										
	Potential Development										
Grey Courthouse Annex 35,799 gsf- Total		41	41	15	15	15	15	15	15	0	0
	Leased Space - District Court										
	Existing Leased Rockville Core Growth										
Block D - Total		157	0	0	0	0	0	0	0	0	0
Jury Parking Lot - Total		157	0	0	0	0	0	0	0	0	0
	Jury Parking Lot - 38,862 sf lot	157	0	0	0	0	0	0	0	0	0
TOTAL ALL BLOCKS		1451	1451	2490	2592	2490	2592	2905	2835	0	0
Summary Parking Spaces Required per Building - Total		1451	1451	2490	2592	2490	2592	2905	2835	0	0
	EOB - Note 1	468	468	468	468	468	468	468	468	0	0
	Judicial Center - Note 1	615	615	615	615	615	615	615	615	0	0
	Judicial Center Annex	0	0	675	675	675	675	603	675	0	0
	Block A Tower	0	0	520	520	520	520	257	520	0	0
	Maryland Ave Office Building	0	0	0	0	0	0	773	442	0	0
	COB	199	199	97	199	97	199	0	0	0	0
	Red Brick Courthouse	0	0	10	10	10	10	10	10	0	0
	Grey Courthouse	0	0	16	16	16	16	16	16	0	0
	Grey Courthouse Annex	41	41	15	15	15	15	15	15	0	0
	Block B Building	0	0	20	20	20	20	20	20	0	0
	Spare capacity	0	0	0	0	0	0	0	0	0	0
	Other County Vehicles	54	54	54	54	54	54	54	54	0	0
	Other Rockville Core	74	74	0	0	0	0	74	0	0	0
Notes:											
1. Visitor parking is considered part of the required parking for the EOB and Existing Judicial Center. 80 spaces are assigned to each building.											
2. The Jury Parking Lot parking is considered part of the Existing Judicial Center.											
3. Other Rockville Core parking is for other leased building within the Rockville Core. This is overflow parking for those facilities and fluctuates continuously based on ability to lease parking spaces.											
4. Any additional parking required would have to be leased.											

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VIII.7C MASTER PLAN COST CALCULATIONS

Master Plan Cost Calculations																					
Blocks		2007	Below Grade Parking	2015					2020					2025					Other Potential Development (Note 4)		
Building	Occupant	Existing Gross SF (in thousands)	Gross SF (in thousands)	Gross SF (in thousands)	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Req'd for Central Core	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)
Block A - Total		550	204	1,147		\$ 392,130		1,147		\$ 6,300		1,147		\$ -		0		\$ -		\$ -	
EOB - Total		245	0	245	\$ -	\$ 25,750	Yes	245	\$ -	\$ -	Yes	245	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
EOB Occupants		245	0	230	\$ -	\$ -		230	\$ -	\$ -		230	\$ -	\$ -		0	\$ -	\$ -		\$ -	
EOB Occupants - Growth		0	0	15	\$ 50	\$ 750		15	\$ -	\$ -		15	\$ -	\$ -		0	\$ -	\$ -		\$ -	
EOB HVAC Renovation - Lump sum		0	0	0	\$ -	\$ 25,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Judicial Center - Total		305	0	305	\$ -	\$ 106,750	Yes	305	\$ -	\$ -	Yes	305	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
Circuit Court		305	0	305	\$ 350	\$ 106,750		305	\$ -	\$ -		305	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Judicial Center Annex 330,000 gsf- Total		0	102	337	\$ -	\$ 147,290	Yes	337	\$ -	\$ 6,300	Yes	337	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
Circuit Court		0	0	285	\$ 400	\$ 114,000		285	\$ -	\$ -		330	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Circuit Court Growth - 2020		0	0	0	\$ -	\$ -		45	\$ 140	\$ 6,300		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth - Circuit Court		0	0	45	\$ 300	\$ 13,500		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Lease Consolidation - 199 E. Montgomery Ave - Sheriff's Dept. - 6,246 sqf - 6,682 gsf		0	0	7	\$ 350	\$ 2,450		7	\$ -	\$ -		7	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Below Grade Parking Structure		0	102	0	\$ 170	\$ 17,340		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Council Office Building 260,000 gsf- 2015		0	102	260	\$ -	\$ 112,340	Yes	260	\$ -	\$ -	Yes	260	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
COB Occupants		0	0	152	\$ 350	\$ 53,200		157	\$ -	\$ -		157	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth - COB Occupants		0	0	5	\$ 350	\$ 1,750		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
EOB Occupants - Growth		0	0	32	\$ 350	\$ 11,200		41	\$ -	\$ -		41	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth - EOB Occupants		0	0	9	\$ 350	\$ 3,150		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Lease Consolidation - 51 Monroe Street - Office of Inspector General - 1,952 sqf - 2,089 gsf		0	0	2	\$ 350	\$ 700		2	\$ -	\$ -		2	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Lease Consolidation - 101 Orchard Ridge Drive - Division of Operations - 29,854 sqf - 31,943 gsf		0	0	32	\$ 350	\$ 11,200		39	\$ -	\$ -		39	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Lease Consolidation - 3,005 sqf - 3,215 gsf		0	0	14	\$ 350	\$ 4,900		17	\$ -	\$ -		17	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Lease Consolidation - 51 Monroe Street, Suite 1100 - Corrections - 3,005 sqf - 3,215 gsf		0	0	3	\$ 350	\$ 1,050		4	\$ -	\$ -		4	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth - Lease Consolidation Growth - 20% to 2020		0	0	11	\$ 350	\$ 3,850		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Below Grade Parking Structure		0	102	0	\$ 170	\$ 17,340		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Acquire Bank Lot - Lump Sum		0	0	0	\$ -	\$ 4,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Block B - Total		381	145	481		\$ 27,960		481		\$ -		671		\$ 155,560		0		\$ -		\$ -	
Maryland Ave. Office Bldg 190,000 gsf. - Total		0	145	0	\$ -	\$ -	Yes	0	\$ -	\$ -	No	190	\$ -	\$ 155,560	No	0	\$ -	\$ -		\$ -	
Lease Consolidation Growth		0	0	0	\$ -	\$ -		0	\$ -	\$ -		190	\$ 689	\$ 130,910		0	\$ -	\$ -		\$ -	
Below Grade Parking Structure		0	145	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ 170	\$ 24,650		0	\$ -	\$ -		\$ -	
Council Office Building - Total		143	0	0	\$ -	\$ -	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
COB Occupants		143	0	143	\$ -	\$ -		143	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Demolish COB and Slewot - Lump Sum		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
COB Garage - Total		238	0	238	\$ -	\$ -	Yes	238	\$ -	\$ -	Yes	238	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
EOB		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
COB		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Circuit Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Visitor Parking		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Other Rockville Core		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Block A Tower		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
COB Garage Addition - Total		0	0	233	\$ 120	\$ 27,960	Yes	233	\$ -	\$ -	Yes	233	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
EOB		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
COB		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Circuit Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Visitor Parking		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Other Rockville Core		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Block A Tower		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Block B Building 19,000 gsf. - Total		0	0	10	\$ -	\$ -	No	10	\$ -	\$ -	No	10	\$ -	\$ -	No	0		\$ -		\$ -	
Potential Development - 20,000 sf lot		0	0	10	\$ -	\$ -		10	\$ -	\$ -		10	\$ -	\$ -		0		\$ -		\$ -	
Block C - Total		96	0	96		\$ -		96		\$ -		96		\$ 27,560		0		\$ -		\$ -	
Redbrick Courthouse - Total		20	0	20	\$ -	\$ -	No	20	\$ -	\$ -	No	20	\$ -	\$ -	No	0		\$ -		\$ -	
Circuit Court		18	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Leased Space - Pieslow		2	0	2	\$ -	\$ -		2	\$ -	\$ -		2	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Leased Space - District Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Potential Development		0	0	18	\$ -	\$ -		18	\$ -	\$ -		18	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Grey Courthouse - Total		40	0	40		\$ -	No	40		\$ -	No	40		\$ 27,560	Yes	0		\$ -		\$ -	
Circuit Court Growth - 2025		36	0	0	\$ -	\$ -		0	\$ -	\$ -		40	\$ 689	\$ 27,560		0	\$ -	\$ -		\$ -	
Leased Space - District Court		4	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Potential Development		0	0	40	\$ -	\$ -		40	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Grey Courthouse Annex - Total		36	0	36		\$ -	No	36		\$ -	No	36		\$ -	No	0		\$ -		\$ -	
Leased Space - District Court		36	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Potential Development		0	0	36	\$ -	\$ -		36	\$ -	\$ -		36	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Block D - Total		0	0	0		\$ -		0		\$ -		0		\$ -		0		\$ -		\$ -	
Jury Parking Lot - Total		0	0	0	\$ -	\$ -	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -	Yes	0	\$ -	\$ -		\$ -	
Circuit Court		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Total All Blocks (with parking structures)		1,027	349	1,724		\$ 420,090		1,724		\$ 6,300		1,914		\$ 183,120		0		\$ -		\$ -	
Total All Blocks (without parking structures)		789	349	1,253		\$ 392,130		1,253		\$ 6,300		1,443		\$ 183,120		0		\$ -		\$ -	
Summary Building Occupant Space - Total		1,027	349	1,724		\$ 420,090		1,724		\$ 6,300		1,724		\$ 183,120		0		\$ -		\$ -	
Circuit Court		359	0	590	\$ -	\$ 234,250		635	\$ -	\$ 6,300		675	\$ -	\$ 27,560		0	\$ -	\$ -		\$ -	
EOB Occupants		245	0	277	\$ -	\$ 40,100		286	\$ -	\$ -		286	\$ -	\$ -		0	\$ -	\$ -		\$ -	
COB Occupants		143	0	152	\$ -	\$ 54,950		157	\$ -	\$ -		157	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Lease Consolidation		0	0	58	\$ -	\$ 24,150		69	\$ -	\$ -		69	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Exist. Leased Rockville Core Growth		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		130,910	\$ -	\$ -		\$ -	
New Parking Structures - Note 2		0	0	233	\$ -	\$ 27,960		233	\$ -	\$ -		233	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Existing Parking Structures - Note 2		238	0	238	\$ -	\$ -		238	\$ -	\$ -		238	\$ -	\$ -		0	\$ -	\$ -		\$ -	
New Below Grade Parking - Note 2		0	349	0	\$ -	\$ 34,680		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Land		0	0	0	\$ -	\$ 5,000		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Demolition		0	0	0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Unleased Space - To others		42	0	2	\$ -	\$ -		2	\$ -	\$ -		2	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Spare Capacity For Future Growth - Note 3		0	0	70	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Potential Development		0	0	104	\$ -	\$ -		104	\$ -	\$ -		64	\$ -	\$ -		0	\$ -	\$ -		\$ -	
Notes:																					
1. Square foot cost is based on cost escalation to year 2015. Escalation after year 2015 is calculated at a rate of 7% compounded annually. Year 2020 escalation is 40% and year 2025 escalation is 97%. Costs for new construction or major renovation are \$350 sf. Costs for new court construction are \$400 sf. Cost for spare capacity spaces are \$300 sf. Fitout of spare capacity spaces are \$50 sf. Above grade parking structures are \$120 sf. Below grade parking structures are \$170 sf.																					
2. Parking is shared among all facilities so parking costs are combined for all facilities.																					
3. Spare capacity total cost is assigned to the individual building occupants.																					
4. Costs for Other Potential Development are based on square foot costs at year 2015.																					
5. Costs based on January 1, 2008 escalated dollars.																					

SECTION IX APPENDICES

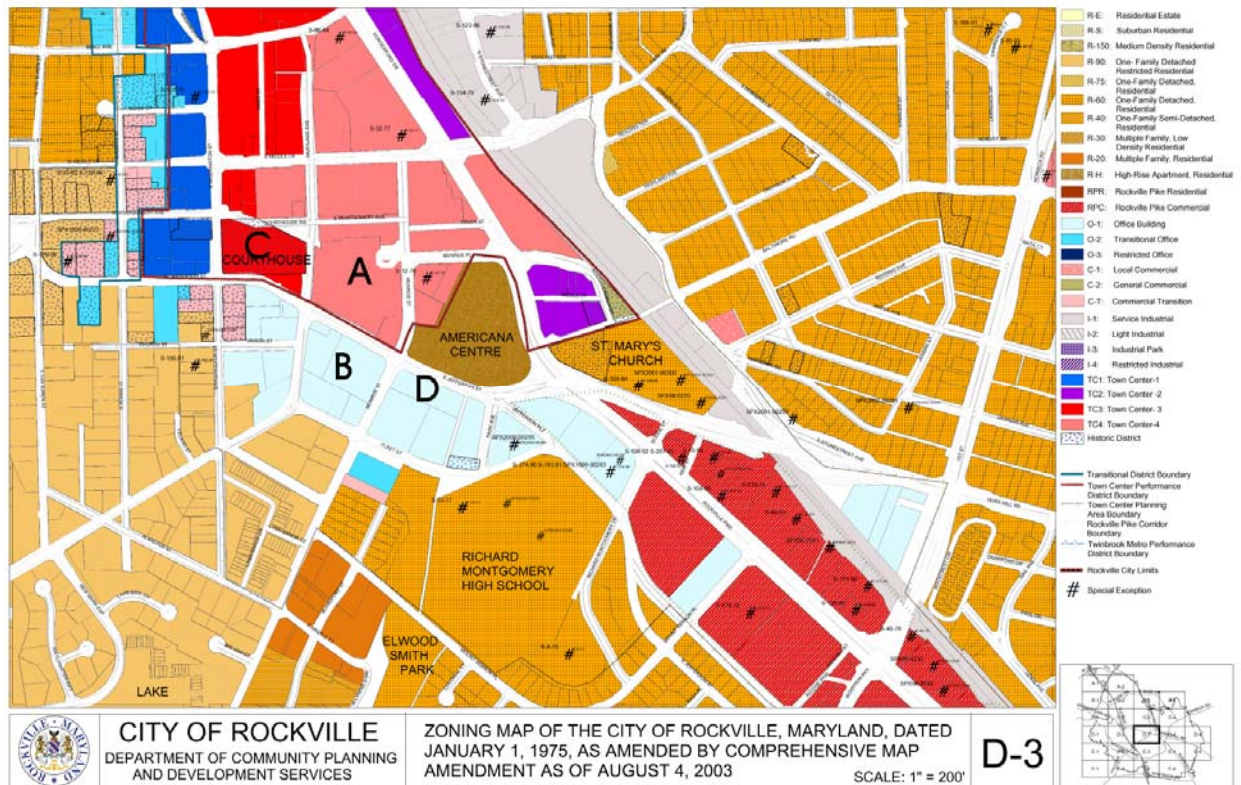
IX.1 City of Rockville Zoning Map & Regulations

IX.2 Real Property Data

IX.3 Financial Feasibility by The Staubach Company

Government Core Facilities Optimization Master Plan

IX.1 City of Rockville Zoning Map & Regulations



Block A – Judicial Center & Executive Office Building - TC-4 Town Center

Block B – County Office Building - O-1 Office Building

Block C – Red Brick Courthouse, Grey Courthouse - TC-3 Town Center

Block D – Jury Lot – O-1 Office Building

CITY OF ROCKVILLE CODE - DIVISION 3. DEVELOPMENT STANDARDS

Sec. 25-311. Tables of development standards.

Within the various zones established by this chapter, development standards, including but not limited to, lot area, width and coverage requirements, front, rear and side setback requirements, structure height limitations, minimum zone area, and floor area ratios, shall be governed by the following tables, subject to special restrictions set forth in this division:

I. DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES

TABLE INSET:

MAIN BUILDING													ACCESSORY BUILDING						
				Minimum Setback Requirements (7)									Minimum Setback Requirements						
Zone	Minimum Zone Area (Aggregate of Contiguous Lots)	Minimum Lot Area	(1) Maximum Lot Coverage	Front		Side		Rear (Feet)	Minimum Lot Width		Maximum Height		Front	Side		Rear	Rear Yard Cover-age	Maximum Height	
				Normal Minimum	(6) Minimum Where Established Setback Exceeds Normal	(2) Side Street Abutting	Land Abutting	Minimum Depth	At Front Setback Line	At Front Lot Line	Not More Than Stories	Not To Exceed Feet		Side Street Abutting	Land Abutting			Not More Than Stories	Not To Exceed (9)
R-E	--	40,000 sq. ft.	15%	50'	Established setback up to 100'	30'	20'	50'	150'	--	--	40'	All accessory buildings must be located in the rear yard as defined herein	30'	3'	3'	15%	1	15'
R-S	--	20,000 sq. ft.	25% (8)	35'	Established setback up to 100'	25'	13'	35'	100'	--	--	40'		25'	3'	3'	25%	1	15'
R-150	--	15,000 sq. ft.	25%	35'	Established setback up to 60'	30'	13'	30'	90'	--	--	40'		30'	3'	3	15%	1	15'
R-90	--	9,000 sq. ft.	25%	30'	Established setback up to 60'	20'	11'	25'	80'	--	--	35'		20'	3'	3'	25%	1	15'
R-75	--	7,500 sq. ft.	35%	25'	Established setback up to 50'	20'	9'	20'	70'	40'(10)	--	35'		20'	3'	3'	25%	1	15'
R-60	--	6,000 sq. ft.	35%	25'	Established setback up to 50'	20'	8'	20'	60'	35'(10)	--	35'		20'	3'	3'	25%	1	15'

(4) R-60 Qualifying Undersize Lots	--	5,000 sq. ft.	35%	25'	Established setback up to 50'	20'	7'	20'	50'	35'	--	35'		20'	3'	3'	25%	1	15'
R-40	--	4,000 sq. ft.	40%	25'	Established setback up to 50'	25'	10'	20'	40'	--	--	35'		25'	3'	3'	25%	1	15'
R-40 Detached Dwelling Unit	--	6,000 sq. ft.	35%	25'	Established setback up to 50'	20'	8'	20'	60'	35'	--	35'		20'	3'	3'	25%	1	15'
R-30	--	3,000 sq. ft. per apart- ment d.u. 4,000 sq. ft. per town- house	25%	25'	Established setback	25'	30'	(3) 1/2 building height but not less than 30'	150'	--	3	45'		--	--	--	--	--	--
R-30 Develop- ment Option on Lots of 5 or More Acres	--	3,000 sq. ft. per apart- ment d.u. 4,000 sq. ft. per town- house	25%	(3) 25' plus 3' for each 1' in building height over 45'	Established setback	(3) 30' plus 1' for each 1' in building height over 45'	(3) 1/2 building height plus 3' for each 1' in building height over 45'	150'	--	7	75'		--	--	--	--	--	--	--
R-20	--	2,000 sq. ft. per d.u.	30%	25'	Established setback	(3) 1/2 building height but not less than 30'	(3) 1/2 building height but not less than 30'	150'	--	3	45'		--	--	--	--	--	--	--
R-20 Develop- ment Option on Lots of 5 or More Acres	--	2,000 sq. ft. per d.u.	30%	(3) 25'; plus 3' for each 1' in building height over 45'	Established setback	(3) 1/2 building height plus 3' for each 1' in building height over 45'	(3) 1/2 building height plus 3' for each 1' in	150'	--	7	75'		--	--	--	--	--	--	--

								building height over 45'											
R-H	4 acres	Efficiency : 600 sq. ft. 1- bedroom: 650 sq. ft. 2- bedroom: 690 sq. ft. 3- bedroom: 880 sq. ft.	30%	30'	--	30'	30'	30'	--	200'	--	110'		--	--	--	--	--	--

TABLE INSET:

- (1) Includes accessory buildings.
- (2) A street at a side lot shall be deemed a side street only if the lot abutting the rear of the subject lot does not front on the street, otherwise the front setback requirement shall apply.
- (3) Building height refers to portion of building proximate to the point of setback measurement.
- (4) Qualifying undersize lots are those with a new area of less than six thousand (6,000) square feet but at least five thousand (5,000) square feet, or with a width at the front building line of less than sixty (60) feet but at least fifty (50) feet which were shown on a plat or deed recorded prior to October, 1957. (Ord. 6-76, 3/15/76)
- (5) Two (2) side setbacks are required unless otherwise specified.
- (6) In cases where the majority of lots located on one side of a street between two (2) intersecting streets are occupied by buildings having a front setback different from the normal specified, any building hereafter shall conform to the setback line up to the maximum specified.
- (7) Fifty (50) foot setback required from right-of-way of limited access, major or arterial highway unless the lot or lots are shown on an approved preliminary subdivision plan or an approved final record plat prior to January 1, 1980.
- (8) Except as provided for in subsection 25-361(c)(3).
- (9) Structures that exceed twelve (12) feet in height must be set back an additional two (2) feet for each additional foot of building height up to the maximum allowable height of fifteen (15) feet.
- (10) No minimum lot widths apply at the front lot line for pipe stem lots.

II. DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONES

TABLE INSET:

					Minimum Setback Requirements (4)											
Zone	Minimum or Maximum Zone Area (Aggregate of Contiguous Lots)	Minimum Lot Area	Maximum Lot Coverage	Floor Area Ratio	Minimum Front	Side(1)				Rear			Minimum Lot Width			Maximum Height
						Minimum One Side			Aggregate	(3) Nonresidential Land Abutting	(2) Residential Land Abutting	Street Abutting	At Front Setback Line	At Front Lot Line	Average	Not To Exceed feet
						Street Abutting	(3)Nonresidential Land Abutting	(2) Residential Land Abutting								
C-1(7)	5 acres maximum	--	--	1.0	5'	See section 25-312	None required; 3' if provided	Building height, but not less than 25'	--	None required; 3' if provided	Building height, but not less than 25'	--	--	--	--	30'
C-2(7)	--	--	--	2.0	--				--			--	75'			
O-3(7)	40 acres minimum	5 acres	30% including parking structures	.25	100'; 150' if lot is opposite residential land (2)		100'	220'	--	100'	220'	100'; 150' if lot is opposite residential land(2)	--	300'	400'	35'
O-1(7)	--	--	--	3.0	--	See section 25-312	15', except that if side wall of structure has no windows, none is required	Building height, but not less than 25'	--	15', except that if rear wall of structure has no windows, none is required	Building height, but not less than 25'	--	--	--	--	75'(5)
O-2(6), (7)	See Sec. 25-315.1	1,500 sq. ft.	25%	--	15'	See Sec. 25-312	15'	Building height, but not less than 25'	--	15'	Building height, but not less than 25'	15'	--	25'	--	35"

C-T (6), (7) Conversion of Existing Dwelling	--	5,000 sq. ft. or exist- ing con- dition, which- ever is greater	35%	--	25'	See Sec. 35- 312	See Sec. 25-315
---	----	--	-----	----	-----	---------------------------	-----------------

- (1) Two (2) side setbacks are required unless otherwise specified.
- (2) The minimum setback from abutting or opposite residential land shall not apply when that land is proposed for nonresidential use in the plan.
- (3) No setback is required from an abutting railroad right-of-way.
- (4) Parking structures constructed at or below grade are excluded from the lot coverage and building setback requirements.
- (5) The Planning Commission may authorize an increase in building height not to exceed ninety (90) feet on a site that meets the following criteria:
 - (a) The main entrance to the building must be located within 1,500 feet of a Metro rail transit station entrance; and
 - (b) The site has environmental constraints on at least ten percent (10%) of the Net Lot Area that limits the developable area of the site.
 - (c) For the purposes of this footnote, environmental constraints include significant tree preservation areas, stream buffer areas or other natural features of the site identified in the City development approvals as a significant environmental feature to be retained.
- (6) Any lawful structure that is placed in the O-2 Zone or the C-T Zone, and which does not comply with the development standards of the relevant zone, is not a nonconforming structure and may be rebuilt, repaired and/or reconstructed, so long as the development standard that is not met does not exceed the pre-existing condition.
- (7) Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed use developments containing residential uses:
 - (a) For new nonresidential development or total redevelopment, when abutting residential land is recommended to remain residential in the plan, the following standards apply:
 - i. Building height cannot exceed a line formed by an angle of 30 degrees measured from a point beginning at the relevant side or rear property line of the adjoining residential property.
 - ii. A building facade of 100 feet or more must have facade offsets of at least 2 feet for every 50 feet of facade length.
 - iii. If a building facade exceeds 200 feet long facing a residential zone, the building must be set back one foot for each additional foot of length exceeding 200 feet.
 - iv. Structured parking above grade is prohibited adjacent to residentially zoned property which permits residential development up to a building height of forty-five (45) feet.
 - (b) For additions to existing development, the Planning Commission may adjust any of the requirements of (a)i. through iii. by up to 20% where it is demonstrated that strict application of these provisions for unique site characteristics such as, but not limited to, existing building locations, topography, shape of property or site access, but excluding economic hardship, would result in an undue hardship to the property, so long as the intent of this provision is met.
 - (c) A building existing as of April 28, 2003 that exceeds this height requirement and is not damaged beyond 50 percent of its replacement cost may be repaired so long as the height is not increased beyond what was in existence as of April 28, 2003.
 - (d) For purposes of this regulation, building height for the nonresidential use is measured at the mid-point of the common lot line with the residential use. The Planning Commission may vary this requirement by up to 20% in cases where unique site characteristics warrant, so long as the intent of this provision is met. Where steep slope conditions warrant, a minimum building height of 25 feet may be allowed.

II. DEVELOPMENT STANDARDS FOR NONRESIDENTIAL ZONES--Cont'd.

TABLE INSET:

					Minimum Setback Requirements (5)											
Zone	Minimum or Maximum Zone Area (Aggregate of Contiguous Lots)	Minimum Lot Area	Maximum Lot Coverage	Floor Area Ratio	Minimum Front	Side(1)				Rear			Minimum Lot Width			Maximum Height
						Minimum One Side			Aggregate	(11) Nonresidential Land Abutting	(2) Residential Land Abutting	Street Abutting	At Front Set-back Line	At Front Lot Line	Average	Not To Exceed Feet
						Street Abutting	(11)Nonresidential Land Abutting	(2) Residential Land Abutting								
I-1(12)		--	50%	.75	25'	See Sec. 25-312	20'	Building Height, but not less than 30'	--	20'	Building height, but not less than 25'	--	100'			40'
I-2(12)	--	--	60%	1.0	25'		20'		--	20'		--	100'	--	--	40'
I-3	25 acres minimum	5 acres	30%	0.5	(2) 100'; 150' if lot is opposite residential land		75'	150'	200'	100'	150'	(2) 100'; 150' if lot is opposite residential land	--	300'	400'	35 feet at the minimum front, sides and rear setbacks, or not greater than 1/3 the horizontal distance to the nearest lot line, whichever is greater.
I-3 Lots Qualifying Under Section 25-313(a)	50 acres minimum	2 acres; 5 acres average required	35%; 30% average required as per approved preliminary plan		(3) 50'; 50' from center of cul-de-sac if on curved portion but not less than 25' from lot line		1/8 average lot width	50'	1/2 average lot width	50'	50'	(3) 50'		100'; 150' on cul-de-sac	100' per acre of lot area or portion thereof, up to a maximum 400'	
I-3 Lots Qualifying Under Section 25-313(b)	25 acres minimum	2 acres	30%		(2) 90'; 150' if lot is opposed to residential land		50'	--	--	100'	150'	(2) 100'; 150' if lot is opposite residential land	--	30'	250'	

I-3 Lots Qualifying Under Article XII, Division 8	40 acres or adjacent to CPD (see Sec. 25-661)		60%(7)	.75(9)	25'	25'(10)		100'		100'	100'	25'(10)	100'		125'
I-4	20 acres minimum	1 acre	30%	1.0	(2) 50'; 75' if lot is opposite residential land	20'	75'		20'	75'		100'			40'

(1) Two (2) side setbacks are required unless otherwise specified.

(2) The minimum setback from abutting or opposite residential land shall not apply when that land is proposed for nonresidential use in the plan.

(3) The minimum setback from a major highway shall be one hundred (100) feet when the land opposite is proposed for nonresidential use in the plan and one hundred fifty (150) feet when the land opposite is proposed for residential use in the plan.

(4) No setback is required from an abutting railroad right-of-way.

(5) Parking structures constructed at or below grade are excluded from the lot coverage and building setback requirements.

(6) Setbacks in the I-3 optional method of development relate to setbacks from public roads.

(7) Maximum lot coverage of entire area subject to Preliminary Development Plan shall not exceed 60%. Lot coverage may be allocated among sites within Preliminary Development Plan area, resulting in particular sites having lot coverage in excess of 60%.

(8) Maximum overall density of entire area subject to Preliminary Development Plan may not exceed .75 FAR. Densities may be allocated among sites within Preliminary Development Plan area, resulting in particular lots having a maximum of up to, but not in excess of, 1.0 FAR. Residential development shall not be counted against FAR.

(9) FAR shall be determined based on the next lot area as it exists immediately prior to the approval of the Preliminary Development Plan.

(10) Recommended setbacks from interstate highways is 100'; precise setback shall be determined on a case-by-case basis in context of preliminary plan approval.

(11) Setbacks shall be equivalent to setbacks established by adjacent property outside the preliminary Development Plan. If no setback is established, setback shall be determined by the Mayor and Council in context of Preliminary Development Plan.

(12) Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed use developments containing residential uses:

(a) For new nonresidential development or total redevelopment, when abutting residential land is recommended to remain residential in the plan, the following standards apply:

i. Building height cannot exceed a line formed by an angle of 30 degrees measured from a point beginning at the relevant side or rear property line of the adjoining residential property.

ii. A building facade of 100 feet or more must have facade offsets of at least 2 feet for every 50 feet of facade length.

iii. If a building facade exceeds 200 feet long facing a residential zone, the building must be set back one foot for each additional foot of length exceeding 200 feet.

iv. Structured parking above grade is prohibited adjacent to residentially zoned property which permits residential development up to a building height of forty-five (45) feet.

(b) For additions to existing development, the Planning Commission may adjust any of the requirements of (a) i through iii by up to 20% where it is demonstrated that strict application of these provisions for unique site characteristics such as, but not limited to existing building locations, topography, shape of property or site access, but excluding economic hardship, would result in an undue hardship to the property, so long as the intent of this provision is met.

(c) A building existing as of April 28, 2003, that exceeds this height requirement and is not damaged beyond 50 percent of its replacement cost may be repaired so long as the height is not increased beyond what was in existence as of April 28, 2003.

(d) For purposes of this regulation, building height for the nonresidential use is measured at the mid-point of the common lot line with the residential use. The Planning Commission may vary this requirement by up to 20% in cases where unique site characteristics warrant, so long as the intent of this provision is met. Where steep slope conditions warrant, a minimum building height of 25 feet may be allowed.

III. DEVELOPMENT STANDARDS FOR TOWN CENTER ZONE

TABLE INSET:

						SETBACK REQUIREMENTS(10)								
Zone	Minimum or Maximum Zone Area (Aggregate of Contiguous Lots)	Minimum Lot Area (Square feet)	(10) Lot Coverage	(9) Floor Area Ratio	Public Right-of-Way	Side		Rear		Minimum Width			Height	
						Nonresidential Land Abutting	(4) Residential Land Abutting	Nonresidential Land Abutting	(4) Residential Land Abutting	At Front Setback Line	At Front Lot Line	Average	Normal Maximum	Maximum by Optional
TC-1(11)	--	10,000	60% maximum	1.0	None required	None required; minimum 10' if provided	Equal to structure height at any point but not less than 25'	None required; minimum 10' if provided	Equal to structure height at any point but not less than 25'	--	50'	--	45'	N/A
TC-2(11), (12)	--	10,000	--	2.0	(5) 60-foot build-to-line	(6) None required; minimum 10' if provided	--	(6) None required; minimum 10' if provided	--		50'	--	75'	N/A
TC-3	--	10,000	--	3.0	(7) None required	None required; minimum 10' if provided	--	None required; minimum 10' if provided	--	--	50'	--	75'	100'
TC-4	--	10,000	--	(3) 4.0	None required	None required; minimum 10' if provided	--	None required; minimum 10' if provided	--	--	50'	--	(8) 100'	(8) 235'

(1) [Reserved]

(2) [Reserved]

(3) F.A.R. of 6.0 may be authorized by Planning Commission under optional method.

(4) The minimum setback from abutting or opposite residential land shall not apply when that land is proposed for nonresidential land.

(5) A forty-foot build-to line required on Hungerford Drive, between High Street and Baltimore Road. No setback required on rights-of-way other than Hungerford Drive.

(6) Side and rear setbacks abutting a historic district shall be equal to the structure height at any point but not less than twenty-five (25) feet.

(7) A sixty-foot build-to line on the east side of Hungerford Drive only.

(8) Building height may be measured from four hundred forty-eight (448) foot elevation for preliminary development plans and use permit applications approved before September 26, 2005.

(9) Residential uses not calculated as part of F.A.R.

(10) Parking structures constructed at or below grade are excluded from lot coverage and building setback requirements.

(11) Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed use or optional method developments containing residential uses:

(a) For new nonresidential development or total redevelopment, when abutting residential land is recommended to remain residential in the plan, the following standards apply:

i. Building height cannot exceed a line formed by an angle of 30 degrees measured from a point beginning at the relevant side or rear property line of the adjoining residential property.

ii. A building facade of 100 feet or more must have facade offsets of at least 2 feet for every 50 feet of facade length.

iii. If a building facade exceeds 200 feet long facing a residential zone, the building must be set back one foot for each additional foot of length exceeding 200 feet.

iv. Structured parking above grade is prohibited adjacent to residentially zoned property which permits residential development up to a building height of forty-five (45) feet.

(b) For additions to existing development, the Planning Commission may adjust any of the requirements of (a) i through iii by up to 20% where it is demonstrated that strict application of these provisions for unique site characteristics such as, but not limited to existing building locations, topography, shape of property or site access, but excluding economic hardship, would result in an undue hardship to the property, so long as the intent of this provision is met.

(c) A building existing as of April 28, 2003, that exceeds this height requirement and is not damaged beyond 50 percent of its replacement cost may be repaired so long as the height is not increased beyond what was in existence as of April 28, 2003.

(d) For purposes of this regulation, building height for the nonresidential use is measured at the mid-point of the common lot line with the residential use. The Planning Commission may vary this requirement by up to 20% in cases where unique site characteristics warrant, so long as the intent of this provision is met. Where steep slope conditions warrant, a minimum building height of 25 feet may be allowed.

(12) For properties in the TC-2 Zone, located immediately south of Church Street and east of MD 355, and built prior to July 1, 2001, the maximum height limit shall be one hundred ten (110) feet, and maximum F.A.R. shall be 3.0.

IV. DEVELOPMENT STANDARDS FOR ROCKVILLE PIKE CORRIDOR AREA

TABLE INSET:

						Setback Requirements (5)									
Zone	Minimum or Maximum Zone Area (Aggregate of Contiguous Lots)	Minimum Lot Area	Lot Coverage	Floor Area Ratio	Maximum Residential Density	Public Right-of-Way	Side		Rear		Minimum Width			Height (5)	
							Non-residential land abutting	(4) Residential Land Abutting	Nonresidential Land Abutting	(4) Residential Land Abutting	At Front Setback Line	At Front Lot Line	Average	Normal Maximum	Maximum by Optional
RPC(8)	N/A	None required	N/A	.35 (2) (7)	60 dwelling units per acre(9)	None required (1)	None required; minimum 10' if provided	Equal to structure height at any point	None required; minimum 10' if provided	Equal to structure height at any point	None required	None required	None required	35'	75' (3)
RPR	N/A	725 sq. ft. per d.u. (6)	N/A	N/A	60 dwelling units per acre	None required	None required; minimum 10' if provided	Equal to structure height at any point	None required; minimum 10' if provided	Equal to structure height at any point	None required	None required	None required	110'	N/A

(1) Rockville Pike Buildings Restriction Line shall also be build-to line to be occupied by a majority of buildings fronting on Rockville Pike.

(2) (a) F.A. R. of 1.0 may be authorized by Planning Commission under optional method outside Metro Performance District.

(b) F.A.R. of 1.25 may be authorized by Planning Commission under optional method within Metro Performance District (1.5 for provision of residential uses in compliance with the Plan).

(3) For residential towers a maximum height of one hundred ten (110) feet may be authorized by Planning Commission under optional method within Metro Performance District.

(4) The minimum setback from abutting residential land shall not apply when land is proposed for nonresidential uses in the Plan.

(5) Building heights/setbacks shall comply with building envelope and building line guidelines contained in the Plan.

(6) Shall not apply to housing for the elderly and physically handicapped.

(7) Residential use shall not be calculated as part of the maximum F.A.R. under the optional method.

(8) Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed use or optional method developments containing residential uses:

(a) For new nonresidential development or total redevelopment, when abutting residential land is recommended to remain residential in the plan, the following standards apply:

i. Building height cannot exceed a line formed by an angle of 30 degrees measured from a point beginning at the relevant side or rear property line of the adjoining residential property.

ii. A building facade of 100 feet or more must have facade offsets of at least 2 feet for every 50 feet of facade length.

iii. If a building facade exceeds 200 feet long facing a residential zone, the building must be set back one foot for each additional foot of length exceeding 200 feet.

iv. Structured parking above grade is prohibited adjacent to residentially zoned property which permits residential development up to a building height of forty-five (45) feet.

(b) For additions to existing development, the Planning Commission may adjust any of the requirements of (a) i through iii by up to 20% where it is demonstrated that strict application of these provisions for unique site characteristics such as, but not limited to existing building locations, topography, shape of property or site access, but excluding economic hardship, would result in an undue hardship to the property, so long as the intent of this provision is met.

(c) A building existing as of April 28, 2003 that exceeds this height requirement and is not damaged beyond 50 percent of its replacement cost may be repaired so long as the height is not increased beyond what was in existence as of April 28, 2003.

(d) For purposes of this regulation, building height for the nonresidential use is measured at the mid-point of the common lot line with the residential use. The Planning Commission may vary this requirement by up to 20% in cases where unique site characteristics warrant, so long as the intent of this provision is met. Where steep slope conditions warrant, a minimum building height of 25 feet may be allowed.

(9) Residential density may be increased to sixty-six (66) dwelling units per acre on properties developed under Section 25-710.28, Twinbrook Metro Performance District Optional Method of Development.

(Laws of Rockville, Ch. 6, § 3-301; Ord. No. 9-85, § 2, 3-25-85; Ord. No. 12-85, § 2(4), 4-8-85; Ord. No. 24-86, § 2, 10-6-86; Ord. No. 8-89, § 2(2), 4-24-89; Ord. No. 9-90, §§ 6--8, 5-14-90; Ord. No. 21-91, § 1(4), 8-5-91; Ord. No. 25-93, § 5, 12-13-93; Ord. No. 14-99, § 1, 10-25-99; Ord. No. 6-01, 2-12-01; Ord. No. 4-03, § 1, 1-27-03; Ord. No. 7-03, § 2, 4-28-03; Ord. No. 5-05, § 1, 4-4-05; Ord. No. 22-05, § 6, 10-17-05; Ord. No. 26-05, § 2, 11-28-05; Ord. No. 2-06, § 2, 4-24-06)

Sec. 25-312. Special side yard setback requirements in certain zones.

In the C-1, C-2, O-1, O-2, C-T, I-1 and I-2 Zones, the side yard setback requirement for any lot having a side yard abutting a street shall be equal to the average of the actual setbacks of buildings fronting on such street within the same block and on the same side of such street as the lot, except that in the I-1 and I-2 Zones, such setbacks shall be not less than twenty-five (25) feet.

(Laws of Rockville, Ch. 6, § 3-302; Ord. No. 7-03, § 2, 7-28-03)

Sec. 25-313. Special development standards for certain lots in certain zones.

(a) Development standards for lots approved under the special provisions of section 6-2.15A.K. of the Zoning Ordinance of the Laws of Rockville in effect prior to the adoption of this chapter shall be as set forth in the table pertaining to such lots contained in section 25-311. This section applies only to the I-3 Zone.

(b) Development standards for record lots created on a record plat approved by the Planning Commission prior to May 1, 1976, and which were in another industrial zone at the time of such approval, shall be as set forth in the table pertaining to such lots contained in section 25-311 hereof, and such standards shall also apply to a subsequent resubdivision of such a lot. Buildings on such lots existing on the date of adoption of this chapter shall not be subject to the prohibitions contained in the provisions of this chapter pertaining to nonconforming uses. This section only applies to the I-3 Zone.

(c) Where more than one (1) building or building component exists, or is to be located, on a tract of land, the Planning Commission may approve an ownership plat, if the Commission finds that:

(1) The land is located in a zone other than the R-E, R-S, R-150, R-90, R-75, R-60 and R-40 Zones except that an ownership plat shall be permitted in the previously mentioned zones if the property contains or is approved for a use other than single-family residential;

(2) The ownership plat is reasonably necessary to accommodate the financing or separate ownership of a building or group of buildings or building components on the tract of land;

(3) The subdivision into individual lots for each building or building component is not feasible because:

a. Setback, open space or lot size requirements or other development standards of the zone reasonably preclude such subdivision;

b. Amenity features required in the zone or pursuant to an approved use permit for the tract are designed to serve the various buildings or building components, or other design features of the project are integrated among the buildings or components;

c. Density calculations or bonus densities allowed in the zone and approved in a use permit are based on the area of the entire tract; or

d. The creation of ownership lines or financing lines is intended principally to accommodate the phased development of the tract rather than its formal subdivision; and

(4) The ownership plat will not:

a. Constitute a violation of any provision of this chapter or other applicable law;

b. Violate or adversely affect the Plan;

c. Be unsuitable for the type of development, the use contemplated, and available public utilities and services;

d. Affect adversely the health or safety of persons residing or working the neighborhood.

(d) The Planning Commission may attach such conditions to the approval of the ownership plat as may be reasonable and necessary to assure that the proposed ownership plat will be consistent with the purposes and intent of this chapter.

(e) No person shall record an ownership plat among the land records of the County, or sell any property with reference to an ownership plat, until such ownership plat has first been approved by the Planning Commission. The Planning Commission shall not consider an ownership plat for approval until a use permit and final subdivision plat has first been approved for the entire tract of land. Any person seeking to erect, modify, or delete any building or other structure on a tract of land included on an ownership plat must first apply for, and obtain, approval of a new use permit for the entire tract.

(f) Each application for approval of an ownership plat shall be submitted on forms provided therefor by the Planning Commission and shall be accompanied by such fee as is determined by resolution of the Council. The ownership plat shall be prepared in compliance with the requirements of section 25-782, and shall also contain such other information as the Planning Commission reasonably deems necessary.

(Laws of Rockville, Ch. 6, § 3-303; Ord. No. 4-90, § 2, 3-12-90; Ord. No. 21-90, § 3, 7-9-90; Ord. No. 17-00, 11-13-00)

Sec. 25-314. Special limitations on outdoor uses in the I-3 and I-4 Zones.

(a) In the I-3, except for those properties developed under an optional method of development, and I-4 Zones, all permitted uses and accessory activities shall be confined within completely enclosed buildings with the exception of off-street parking, loading or unloading areas and outdoor storage of materials and equipment.

(b) In the I-3 Zone, except on those properties developed under an optional method of development, the area devoted to outdoor storage may not exceed the total of:

(1) Five hundred (500) square feet per acre of net lot area or fraction thereof; and

(2) One (1) percent of the net lot area in excess of five (5) acres.

(c) In the I-4 Zone, the area devoted to outdoor storage may not exceed fifty (50) percent of the land area covered by the buildings located on the same lot.

(Laws of Rockville, Ch. 6, § 3-304; Ord. No. 14-99, § 2, 10-25-99)

Sec. 25-315. Special development standards for dwellings converted to office use in C-T Zone.

(a) Development standards for any dwelling to be converted to office use in the C-T Zone for side and rear yard setbacks, lot width, and building height are as follows:

(1) For lot areas below nine thousand (9,000) square feet, the standards of the R-60 Zone apply;

(2) For lot areas between nine thousand (9,000) square feet and fourteen thousand nine hundred ninety-nine (14,999) square feet, the standards of the R-90 Zone apply;

(3) For lot areas of fifteen thousand (15,000) square feet and greater, the standards of the R-150 Zone apply.

(4) Building height cannot exceed the height of the existing structure.

(b) The total floor area cannot exceed by more than fifty (50) percent the size of the building as it existed on January 1, 2003.

(c) Resubdivision for the purpose of assembling existing lots is not permitted.

(d) Structured parking above-grade is prohibited.

(Laws of Rockville, Ch. 6, § 3-305; Ord. No. 7-03, § 2, 4-28-03)

Sec. 25-315.1. Special development standard for zone area in the O-2 Zone.

The minimum zone area for development in the O-2 zone is six thousand (6,000) square feet. Resubdivision for the purpose of assembling existing lots is not permitted, except for lots containing an existing church, synagogue or house of worship with a proposed lot size of forty thousand (40,000) square feet or less.

(Ord. No. 7-03, § 2, 4-28-03; Ord. No. 22-05, § 7, 10-17-05)

Sec. 25-316. Detached dwelling units in R-40 Zone.

Detached dwelling units constructed in the R-40 Zone shall comply with all development standards of the R-60 Zone.

(Laws of Rockville, Ch. 6, § 3-306)

Sec. 25-317. Accessory swimming pools in R-30, R-20, R-H, TC-3, TC-4, RPC and RPR Zones.

A swimming pool as an accessory use to a multiple dwelling unit development in the R-30, R-20, R-H, TC-3, TC-4, RPC and RPR Zones shall have a minimum legal capacity of one (1) person for each three (3) dwelling units in the development.

(Laws of Rockville, Ch. 6, § 3-307; Ord. No. 8-89, § 2(9), 4-24-89; Ord. No. 22-05, § 8, 10-17-05)

Editor's note: Ord. No. 22-05, § 8, adopted October 17, 2005, changed the title of § 25-317 from "Accessory swimming pools in R-30, R-20, R-H, TCM-1, TCM-2, RPC and RPR Zones" to "Accessory swimming pools in R-30, R-20, R-H, TC-3, TC-4, RPC and RPR Zones."

Sec. 25-318. Retail and commercial service uses in O-1 Zone.

Retail and commercial service uses permitted in the O-1 Zone shall be subject to the following limitations:

- (1) Such uses shall occupy no more than twenty-five (25) percent of the gross floor area of any building;
- (2) Such uses shall not be visible from any public right-of-way except a major highway.

(Laws of Rockville, Ch. 6, § 3-308)

Sec. 25-319. Limitations on certain uses in the C-1 Zone.

(a) General and professional offices including medical and dental clinics shall occupy no more than twenty-five (25) percent of the gross floor area of any building constructed in the C-1 Zone, and in no event more than four thousand five hundred (4,500) square feet of the gross floor area for each tenant of such building.

(b) Retailing of computers and accessories, including repair; auctioneer and commercial gallery; interior decorator; jewelry, including repair; luggage, including repair; music, musical instruments and accessories and recordings; optician; pets; photographic processing; photographic studio; private postal service; shoes; sporting goods; variety and dry goods, and wearing apparel in the C-1 Zone shall occupy not more than two thousand five hundred (2,500) square feet for each establishment. Within a shopping center of fifty thousand (50,000) square feet or more located in the C-1 Zone, the following uses shall occupy not more than five thousand (5,000) square feet each; retailing of alcoholic beverages for consumption off the premises; auctioneer and commercial galleries; health and fitness establishment; indoor entertainment establishments, commercial, except shooting gallery or range; interior decorator, including the display and sale of furniture as an accessory use; libraries, museums, art galleries; recreational establishment, indoor, commercial, except shooting gallery or range; and rental halls for meetings and social occasions.

(Ord. No. 25-04, § 2, 8-2-04)

Editor's note: Ord. No. 25-04, § 2, adopted August 2, 2004, amended § 25-319 in its entirety to read as herein set out. Formerly, § 25-319 pertained to general and professional offices in C-1 Zone and derived from the Laws of Rockville, Ch. 6, § 3-309.

Sec. 25-320. Limitations on certain uses in TC-1 Zone.

(a) Any hotel which lawfully existed prior to the rezoning of the land on which it is located to the TC-1 Zone shall not be regarded as a nonconforming use and may be continued and expanded and structurally repaired, altered and enlarged in conformance with the development requirements of the TC-1 Zone.

(b) Any automobile filling station, class I, which lawfully existed prior to the rezoning of the land on which it is located to the TC-1 Zone shall not be regarded as a nonconforming use but, if damaged, can be rebuilt, repaired and/or reconstructed only to the extent of the original floor area existing on the date of the damage.

(Laws of Rockville, Ch. 6, § 3-310; Ord. No. 22-05, § 9, 10-17-05)

Editor's note: Ord. No. 22-05, § 9, adopted October 17, 2005, changed the title of § 25-320 from "Limitations on certain uses in the TCO-1 Zone" to "Limitations on certain uses in TC-1 Zone."

Sec. 25-321. Hotels in C-2 and RPC Zones.

Hotels in the C-2 and RPC Zones shall occupy a record lot of no less than six (6) acres with frontage on a major highway or arterial road. A major point of pedestrian access to such a building shall be within a fifteen hundred (1500) foot walking distance of a transit station shown on the Washington Metropolitan Area Transit Authority Adopted Regional Rail Transit System.

(Laws of Rockville, Ch. 6, § 3-311; Ord. No. 8-89, § 2(10), 4-24-89)

Sec. 25-322. Special requirements for mobile uses, general and professional offices.

In each zone in which a mobile office use is permitted, such use shall be permitted only if the underlying general and professional office would otherwise be permitted if it were not mobile. Mobile uses shall not be considered a temporary use. Mobile uses shall be subject to the provisions of article IX of this chapter relating to parking, loading and access requirements and shall not pre-empt required parking for other uses on the property nor block driveways or walkways. No exterior displays shall be allowed except signage painted directly on the vehicle, which shall be limited to the name of the business, the type of service provided and a telephone number. The use must be conducted entirely within the mobile unit. The use may be conducted on an intermittent basis, not to exceed ten (10) hours in any day and not more than two (2) days within any week. The use permit shall be issued for a period of one (1) year, but may be renewed annually. If the operator of the use is required to be licensed by the State, evidence of such licensing shall be required prior to the issuance of any use permit.
(Laws of Rockville, Ch. 6, § 3-312; Ord. No. 23-87, § 4, 10-26-87)

Sec. 25-323. Reserved.

Editor's note: Ord. No. 25-04, § 3, adopted August 2, 2004, repealed § 25-323 in its entirety, which pertained to limitations on certain uses in the C-1 Zone, and derived from the Laws of Rockville, Ch. 6, § 3-313; Ord. No. 8-88, § 3, adopted March 28, 1988; Ord. No. 7-96, § 3, adopted May 13, 1996.

Sec. 25-324. Limitations on certain developments in the RPC Zone.

Any development which lawfully existed prior to the rezoning of the land on which it is located to the RPC Zone, shall be regarded as a development nonconformity, but if damaged, can be rebuilt, repaired and/or reconstructed only to the extent of the original development existing on the date of the damage.
(Ord. No. 8-89, § 2(11), 4-24-89; Ord. No. 9-90, § 9, 5-14-90)

Sec. 25-325. Special development standards for certain record lots in the Metro Performance District.

For a record lot located in the RPR and RPC Zones:

- (a) The floor area ratio calculation for development in the RPC Zone may be based on the total area of the record lot; and
- (b) Any existing RPC development on the lot may be enlarged and/or extended into the RPR portion of the lot in conformity with the use and development standards applicable to the RPC zone for permitted uses (not special exception uses), provided the gross floor area of the enlargement or extension does not exceed ten (10) percent of the gross floor area of the existing development on the lot.
(Ord. No. 8-89, § 2(12), 4-24-89; Ord. No. 16-94, § 2, 10-24-94)

Sec. 25-326. Special development standards for multifamily dwellings in the O-1 Zone.

- (a) *Limitation on number of units.* Multi-family dwellings in the O-1 Zone shall be limited to sixty (60) units per acre, except that the Planning Commission may approve the development of up to one hundred (100) units per acre in accordance with the optional method procedures set forth in subsections (b) through (d) of this section.
- (b) *Optional method of development.* Use of the optional method of development is a voluntary option for any parcel of land in the O-1 Zone. Submission of a Preliminary Development Plan application under the optional method commits the applicant to a greater degree of development review authority by the Mayor and Council and the Planning Commission. Developments submitted for approval under the optional method of development shall be subject to the following additional modifications and requirements:
 - (1) Notwithstanding the provisions of Chapter 13.5 entitled "Moderately Priced Housing," any development under this optional method of development shall have fifteen (15) percent of the dwelling units as moderately priced dwelling units as that term is defined in Chapter 13.5 of the Rockville City Code, and a density bonus of not greater than twenty-two (22) dwelling units in addition to the number of dwelling units allowable under subsection (a) hereof.
 - (2) A minimum record lot of one (1) acre shall be required for applications under the optional method.
 - (3) At least ten (10) percent of the parcel shall be landscaped open space.
 - (4) At least seventy-five (75) percent of all parking shall be underground or in a structured parking facility. Such structured facility shall be designed to be compatible with the proposed multifamily development in terms of building mass, architecture and site design. Appropriate site design and landscape screening shall be employed to ensure that the facility is compatible with the existing neighborhood.
 - (5) The applicant shall submit a solar access study for the site and the surrounding neighborhood. The development shall be planned so that no building shall cast a shadow on existing or approved residential structures on other parcels between 10:00 a.m. and 2:00 p.m. on December 21.

- (6) Any portion of a building containing residential units shall be set back at least ten (10) feet from all property lines. This requirement supplements and shall not be construed to supersede any other greater setback requirements applicable to the parcel.
- (7) Not more than ten (10) percent of the gross floor area of any building shall be devoted to retail uses.
- (8) The application shall prepare and submit a traffic impact study in conformance with the Comprehensive Transportation Review, or its successor, and shall provide mitigation of those traffic impacts which result in unsatisfactory levels of service.
- (9) The development shall comply with the urban design guidelines and objectives in any applicable plan.
- (c) *Optional method approval.* A Preliminary Development Plan application for the O-1 Optional Method of Development for the entire development area shall be submitted on forms which shall be approved by resolution of the Mayor and Council and shall be accompanied by such fee as is determined by resolution of the Mayor and Council. All information specified on such forms shall be supplied and the form shall be subscribed by the applicant and the applicant shall be bound by all information specified thereon. In addition to information required on the application form, all applications must contain the following:
- (1) A traffic impact study in conformance with the City's "Standard Traffic Methodology," or its successor or such other form of traffic analysis acceptable to the City which shall provide mitigation of traffic impacts acceptable to the Mayor and Council;
- (2) A draft declaration to be executed by all property owners which sets forth the rights, responsibilities, and duties of each property owner with respect to the amenities, open space, dedications and any other obligations required under the Preliminary Development Plan for multiple building projects. The draft declaration shall include a proposed phasing schedule which corresponds each stage of development with the implementation of the rights, responsibilities and duties set forth in the Preliminary Development Plan application. The draft phasing schedule shall include, to the extent relevant, information regarding the provision of the following items: lighting, paving, open space, landscaping, pedestrian connections, transit stop, roadway dedications and extensions, and any other obligations required under the Preliminary Development Plan. The declaration shall be finalized in the form approved by the Mayor and Council with all relevant conditions of approval incorporated therein. The finalized declaration shall be executed by all property owners, with a copy forwarded to the Mayor and Council, and recorded among the land records of Montgomery County prior to the issuance of the first Use Permit for development within the Preliminary Development Plan area;
- (3) A circulation plan indicating the public pedestrian ways linking all elements of the development with neighboring properties and any planned or programmed transit way station; and
- (4) A Natural Resources Inventory/Forest Stand Delineation as required by the City's Environmental Guidelines.
- The fact that an application complies with all of the specific requirements and purposes of this article shall not be deemed to create a presumption that the application will be approved.
- (d) *Procedures following filing of Preliminary Development Plan application.* The procedures governing the filing of a Preliminary Development Plan shall be controlled by section 25-121 (posting of signs); 25-122 (written notice); 25-123 (establishment of hearing date); and 25-124 (referral of application to Planning Commission); and a public work session with the Mayor and Council, Planning Commission, and the applicant will be held on the Preliminary Development Plan prior to, or shortly following submission of an application.
- (e) *Action of Mayor and Council on Preliminary Development Plan.* Following the hearing, the Mayor and Council may, by resolution, approve, deny or approve with conditions the application under this division. No approval or conditional approval shall be given unless the Mayor and Council shall make the findings required in section 25-670 hereof. The Mayor and Council in connection with its approval of a Preliminary Development Plan may, if deemed appropriate, impose a phasing schedule, in order to ensure that the development proceeds in a comprehensive manner and that the benefits, amenities, and obligations associated with the Preliminary Development Plan, including, but not limited to the lighting, paving, landscaping, screening, green space, pedestrian access, transit stops and road extensions and dedications are provided commensurate with the development; provided, however, that the phasing schedule shall in no way dictate the time period within which an office building, commercial building or dwelling unit on a particular property shall develop or redevelop. The Mayor and Council shall have the authority to impose as a condition of approval, that certain funds be placed in an escrow account to ensure the implementation of the phasing schedule.
- (f) *Required findings of Mayor and Council on Preliminary Development Plan Application.* A Preliminary Development Plan Application for development in accordance with the O-1 Optional Method of Development shall not be approved by the Mayor and Council unless the following findings are made:
- (1) That the proposed development will not affect adversely the health or safety of persons who will reside or work in the neighborhood of the proposed development; and
- (2) That the proposed development will not be detrimental to the public welfare or injurious to property or improvements located or to be located in or adjacent to the development; and
- (3) That the proposed development will not be inconsistent with the intent or purpose of this division or article; and

(4) That the proposed development will not overburden existing and programmed public services, including water, sanitary sewer, public roads, schools, storm drainage and other public improvements and adequate public facilities as set forth in Article XVI of this Chapter and as provided in the adopted Adequate Public Facilities Standards; and

(5) That the proposed development complies with the development standards and requirements set forth in this division; and

(6) That the proposed development complies with any applicable development staging and adequate public facilities requirements; and

(7) That the proposed development promotes the City's environmental objectives as set forth in the Environmental Guidelines.

The fact that an application complies with all of the specific requirements and purposes of this article shall not be deemed to create a presumption that the application shall be approved.

(g) *Conditions of approval.* In approving a use permit application for optional method development, the Planning Commission may impose such conditions in connection therewith as will, in its opinion, assure that the improvement and development will conform to the requirements of this section and the Plan.

(Ord. No. 15-89, § 3, 5-8-89; Ord. No. 20-91, § 2, 7-15-91; Ord. No. 8-01, 3-12-01; Ord. No. 27-04, § 2, 8-2-04; Ord. No. 24-05, § 2, 11-1-05)

Sec. 25-327. Limitations on uses in the I-1 Zone.

(a) Retailing of household appliances, home furniture and furnishings and office furniture and furnishings in the I-1 Zone shall occupy not more than four thousand five hundred (4,500) square feet for each establishment.

(b) Commercial indoor recreational establishments may not occupy more than fifty (50) percent of any building.

(Ord. No. 26-89, § 8, 9-25-89; Ord. No. 14-92, § 5, 10-26-92)

Sec. 25-328. Special Development Standard for residential uses in the O-1, RPR, R-H, R-20 and R-30 Zones.

In the O-1, RPR, R-H, R-20 and R-30 zones, the minimum lot area per dwelling unit as contained herein may be reduced where moderately priced dwelling units are included in the development in excess of the mandatory requirements as specified in section 13.5-5 of the Moderately Priced Housing Ordinance.

(Ord. No. 28-90, § 5, 9-10-90)

Sec. 25-329. Special development standards for retailing of computers and accessories in the I-3 Zone.

Retailing of computers and accessories in the I-3 Zone shall occupy not more than four thousand five hundred (4,500) square feet for each establishment.

(Ord. No. 25-91, § 5, 9-23-92)

Sec. 25-330. Special development standards for certain use permits in the Town Center Performance District.

In the Town Center Performance District, any valid use permit which has not been implemented, in whole or in part, prior to December 13, 1993, shall continue to be governed by the development standards in effect prior to December 13, 1993, as long as such previously approved use permit remains in effect.

(Ord. No. 25-93, § 7, 12-13-93)

Sec. 25-331. Special limitations on certain developments in the RPR Zone.

Any development, which lawfully existed at the time the property on which it is situated was rezoned to the RPR zones, may be used for any use that was permitted as a matter of right in the C-2 zone immediately prior to such rezoning. Such a use shall be considered a nonconforming use and shall be subject to the provisions of Article IV of this chapter except that section 25-163(1) and (2) shall not apply except that such development, if damaged or deteriorated, can be rebuilt, repaired and/or reconstructed only to the extent of the development existing as of July 1, 1994.

(Ord. No. 15-94, § 2, 10-24-94)

Sec. 25-332. Retail store size limitations and design and site development guidelines for retail stores and shopping centers in the C-2 and RPC Zones.

(a) *Limitation on size of retail stores in C-2 and RPC Zones.*

(1) In the RPC and C-2 Zones, no retail establishment shall exceed sixty-five thousand (65,000) square feet of total gross floor area.

(2) Notwithstanding the foregoing, when an otherwise lawful retail establishment exists in the RPC Zone as of August 1, 2000, such structure shall be considered a development nonconformity but may be continued, structurally altered, repaired, or reconstructed so long as it is not increased, extended or enlarged beyond the gross floor area of the building that existed on August 1, 2000. To the extent practicable, the design and site development guidelines of this section shall be applied to any alteration, reconstruction or repair that takes place after August 1, 2000.

(b) *Design and site development guidelines for certain developments in the RPC and C-2 Zones.* Retail establishments containing greater than twenty-five thousand (25,000) square feet of gross floor area and shopping centers of any size, shall be subject to the design and site development guidelines contained in subsections (b)(1) and (2) below. These guidelines shall be applied as part of the review and approval process for use permits and detailed applications. For developments in the RPC Zone, which are also subject to the design guidelines in the Rockville Pike Corridor Master Plan, if there is any conflict between the guidelines, the more restrictive guideline shall apply. The guidelines in this section shall not be applied to any development or portion of a development that is covered by an approved use permit or approved detailed application as of August 1, 2000, unless modifications to the use permit or detailed application are proposed by the applicant.

(1) *Aesthetic and visual characteristics.*

a. *Facades and exterior walls including sides and backs.* The building shall be designed in a way that will reduce the massive scale and uniform and impersonal appearance and will provide visual interest consistent with the community's identity, character, and scale. Long building walls of at least one hundred (100) feet shall be broken up with projections or recessions of sufficient depth along all sides, and in sufficient number, to reduce the unbroken massing into lengths of approximately fifty (50) feet or less along all sides of the building. Projections from the facade can be used as an alternate approach.

Along any public street frontage the building design should include windows, arcades, awnings or other acceptable features along at least sixty (60) percent of the building length. Arcades and other weather protection features shall be of sufficient depth and height to provide a light-filled and open space along the building frontage.

Architectural treatment, similar to that provided to the front facade shall be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.

b. *Detail features.* The building shall include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, side, or rear, with color, texture change, wall offsets, reveals, or projecting ribs. Examples of such features are included in the City of Rockville's Guidebook to Design Guidelines for Retail Establishments and Shopping Centers.

c. *Roofs.* The roof design shall provide variations in rooflines and add interest to, and reduce the massive scale of, large buildings. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Roofs shall include two (2) or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.

d. *Materials and color.* The buildings shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided such as fluorescent or metallic although brighter colors in limited quantities as building trims and as accents may be considered at the discretion of the Planning Commission.

Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials shall be avoided unless the exterior surface is covered with an acceptable architectural treatment.

e. *Entryways.* The building design shall provide design elements which clearly indicate to customers where the entrances are located and which add aesthetically pleasing character to buildings by providing highly-visible customer entrances.

f. *Screening of mechanical equipment.* Mechanical equipment shall be screened to mitigate noise and views in all directions. If roof-mounted, the screen shall be designed to conform architecturally to the design of the building either with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.

(2) *Site design and relationship to surrounding community.*

a. *Vehicular access.* The use shall provide safety and protection to adjacent residential uses by having motor vehicles access only from an arterial, major or business district road as designated in the Master Plan.

b. *Buffers.* The use shall provide visual and noise buffers to nearby residential uses. This can be accomplished by providing a substantial building setback from a residential use or residentially zoned property that is adjacent to the site. A landscape buffer of substantial width should be provided adjacent to the site property line where it adjoins residential uses or zones. The landscape buffer should include canopy trees at regular intervals to provide noise, light, and visual screening. No other uses, such as, but not limited to, parking or storage, are permitted within the landscape buffer area.

c. *Outdoor sales and storage.* Areas for outdoor sales of products may be permitted if they are extensions of the sales floor into which patrons are allowed free access. Such areas shall be incorporated into the overall design of the building and the landscaping and shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering shall be similar in materials and colors to those that are predominantly used on the building facade. Outdoor sales areas shall be considered as part of the gross floor area of the retail establishment.

Outdoor storage of products in an area where customers are not permitted is prohibited. This prohibition includes outdoor storage sheds and containers.

d. *Trash collection area and time limitations.* The project shall mitigate noise and visual impacts on adjoining residential neighborhoods and streets from trash collection areas by locating these areas on-site and at least fifty (50) feet from any residential use, residentially zoned property, or street that is adjacent to the site, unless such operations are located entirely within an enclosed building or underground.

All trash collection areas that are not within an enclosed building or underground must be screened or recessed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. Screening and landscaping of these areas shall conform to the predominant materials used on the site.

e. *Parking lots and structures.* Parking areas must provide safe, convenient and efficient access. They must be distributed around large buildings in order to shorten the distance to other buildings and public sidewalks, and to reduce the overall scale of the paved surface. Landscaping shall be used to define parking areas, primary vehicular drives and pedestrian areas in an aesthetically and environmentally pleasing manner.

Parking structure facades should achieve the same high quality design and appearance as the buildings they serve. The parking structure's utilitarian appearance should be minimized by utilizing effective design treatments such as colonnades, arcades, awnings, street furniture and other public amenities. Compatible materials, coordinated landscaping and screening, appropriate building color, sensitive lighting and signage should all be considered for garage facades.

f. *Pedestrian flows.* The project shall provide pedestrian accessibility, safety, and convenience to reduce traffic impacts and enable the development to project a friendly inviting image. Continuous internal pedestrian walkways, no less than eight (8) feet in width shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. Sidewalks shall also connect the store to transit stops on or off-site and to nearby residential neighborhoods. Sidewalks shall be provided along the full length of any building where it adjoins a parking lot.

g. *Central features and community spaces.* The project is to provide attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lot locations shall be functional and inviting with walkways conveniently tied to logical destinations. Bus stops should be considered integral parts of the configuration whether they are located on-site or along the street. Customer drop-off/pick-up points that may be provided should also be integrated into the design and should not conflict with traffic lanes or pedestrian paths. Special design features such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features that define circulation paths and outdoor spaces shall anchor pedestrian ways. Examples are outdoor plazas, patios, courtyards, and window shopping areas. Each development should have at least two of these areas.

h. *Delivery and loading spaces.* Delivery and loading operations shall be designed and located to mitigate visual and noise impacts to adjoining residential neighborhoods. If there is a residential use or residentially zoned property adjacent to the site, such operations shall not be permitted between 10 p.m. and 7 a.m. For good cause shown, the Planning Commission may permit deliveries at additional times provided the applicant submits evidence that sound barriers between all areas for such operations effectively reduce emissions to a level of fifty-five (55) dB or less, as measured at the lot line of any adjoining property. Delivery and loading areas shall be substantially set back from a residential use or residentially zoned property that is adjacent to the site. A landscape buffer of substantial width should be provided adjacent to the delivery and loading area where it adjoins residential uses or zones. The landscape buffer should include evergreen shrubs and/or trees plus deciduous canopy trees at regular intervals to provide noise, light, and visual screening. If the delivery and loading spaces are located within an enclosed building or underground, no such setback and buffer area shall be required.

Delivery trucks shall not be parked in close proximity to or within a designated delivery or loading area during nondelivery hours with motor and/or refrigerators/generators running, unless the area where the trucks are parked is set back at least fifty (50) feet from residential property to mitigate the truck noise.

The delivery and loading areas shall be screened or enclosed so that they are not visible from public streets, public sidewalks, internal pedestrian walkways or adjacent properties. The screen shall be of masonry construction and at least ten (10) feet high, measured from the loading dock floor elevation, to screen the noise and activity at the loading dock.

- i. *Traffic impacts.* The applicant shall have a transportation impact study prepared according to the Comprehensive Transportation Review or its successor. The transportation impact study shall include weekend traffic generation and impact analysis. The transportation impact study shall also study intersections within an area designated by the Chief Transportation Engineer to take into account the regional traffic draw of a large-scale retail establishment.
 - j. *Outdoor lighting.* The applicant must provide an outdoor lighting report which provides information on how outdoor lighting will be accomplished to minimize impacts on adjacent properties or roadways. Outdoor lighting should provide clear visibility and a feeling of security. This can be accomplished by aiming the lights down and placing hoods on them. The light element should not protrude below the lower edge of the hood. To minimize any indirect overflow of light on adjacent residential properties, the height of any proposed parking lot light standard should be as short as possible and should stair step down to a lower height when close to residential uses or residentially used properties.
 - k. *Ancillary uses.* The applicant must demonstrate that any ancillary uses such as tire shops or snack bars will not have negative impacts on adjacent residential uses, residentially zoned properties, or adjacent properties. Any ancillary use must be oriented to face away from any residential use or residentially zoned property that is adjacent to the site.
 - l. *Noise abatement.* A noise mitigation plan must be provided that indicates how the noise initiated by the land use will be mitigated to comply with noise regulations applicable in the City of Rockville. This noise regulation will include mitigation so that any noise on the property or in the building will not be heard beyond the property line of the development.
 - m. *Landscaping.* Each parking area shall be surrounded by a ten-foot wide landscaped area around its edge. Shade and ornamental trees are also required in the parking areas, with the amount and placement to be determined through consultation with the City Forester at the time of use permit review. In addition, if a lot contains over one hundred (100) parking spaces, an area of not less than twenty (20) feet in the front of the site must be landscaped with berms, hedges, and/or walls to screen parking lots from the street.
- (Ord. No. 13-00, § 1, 8-7-00; Ord. No. 24-05, § 2, 11-1-05)

Sec. 25-333. Special development standards for wireless communication facilities.

(a) *Purpose.* The purpose of this section is to provide a uniform and comprehensive set of standards for the development and installation of wireless communication facilities, related structures and equipment. The regulations and requirements contained herein are intended to:

- (i) Regulate the placement, construction and modification of wireless communication facilities in order to protect the health, safety and welfare of the public and the aesthetic quality of the City; and
- (ii) Encourage managed development of wireless communication infrastructure, while at the same time not unreasonably interfering with the development of the competitive wireless communication marketplace in the City.

It is intended that the City shall apply this section to accomplish the following:

- (1) Minimize the total number of wireless communication facilities and antenna support structures throughout the community through siting standards;
- (2) Provide for the appropriate location and development of wireless communication facilities and related structures and equipment within the City, and, to the extent possible, to minimize potential adverse impacts on the community;
- (3) Minimize adverse visual impacts of wireless communication facilities and related structures and equipment through careful design, siting, landscape screening, and innovative camouflaging techniques such as stealth technology, and utilizing current and future technologies;
- (4) Promote and encourage shared use/colocation of antenna support structures;
- (5) Maintain and preserve the existing residential character of the City and its neighborhoods and promote the creation of a convenient, attractive and harmonious community;
- (6) Promote the safety of citizens and avoid the risk of damage to adjacent properties by ensuring that wireless communication facilities and related structures and equipment are properly designed, constructed, located, modified, maintained and removed;
- (7) Ensure that wireless communication facilities and related structures and equipment are compatible with surrounding land uses;
- (8) Encourage the location of antennas on existing buildings or other structures; colocation of new antennas on existing antenna support structures; camouflaged antenna support structures; and construction of antenna support structures with the ability to locate three (3) or more providers or users; and
- (9) Maintain and ensure that a non-discriminatory, competitive and broad range of high quality wireless communication services and high quality wireless communication infrastructure consistent with federal laws are available to the community.

- (b) Wireless communication facilities attached to the roof or side of a building, or attached to an existing structure, shall comply with the following:
- (1) The building or other structure on which a wireless communication facility will be installed must be at least thirty-five (35) feet in height if used for nonresidential purposes and at least five (5) stories in height if used for multifamily residential purposes. In a mixed-use development, the multifamily residential standard shall apply. No wireless communication facilities shall be installed on a single-family residence or on an accessory building appurtenant to a single-family residence.
 - (2) The antennas and antenna support structures shall be located and designed to minimize visual impacts through various methods, including, but not limited to, the use of stealth technology. Antennas and antenna support structures shall be installed according to the order of preference in a. through d. below, with a. being the preferred option. Use of a lower preference location shall be permitted only if an applicant provides detailed justification as to why higher preference locations are not suitable.
 - a. Antennas shall be flush mounted on existing structures, or on either rooftop enclosures or the side of a building, and closely match the color and architectural treatment of the structure, enclosure, or building.
 - b. Antennas shall be flush-mounted on expanded rooftop mechanical equipment enclosures, with the enclosures and antennas designed to be consistent with the architectural treatment and color of the building.
 - c. Antennas shall be enclosed with screening that is consistent with the architectural treatment and color of the building or structure.
 - d. Antennas and support structures shall be painted or otherwise treated to minimize their visibility.
 - (3) Antennas and supporting structures are permitted to exceed the height of the building or structure to which they are attached by a maximum of nineteen (19) feet. The height above a building shall be measured from the main area of the roof, and not from the roof of any equipment enclosure. The height above a structure shall be measured from the largest flat surface at the top of the structure.
 - (4) Antennas must comply with the following size standards:
 - a. Whip antennas no more than seven (7) inches in diameter;
 - b. Panel antennas no more than two (2) feet wide and six (6) feet long.
 - (5) An equipment building or cabinet may be located on the roof of a building provided it and all other roof structures do not occupy more than twenty-five (25) percent of the roof area.
 - (6) When an antenna is located on a stadium light or utility pole, the total height of the antenna plus the pole or light shall not exceed one hundred twenty-five (125) percent of the average height of the lighting system at the stadium or run of poles within five hundred (500) feet of the pole on which the antenna is located.
 - (c) Wireless communication facilities that include a ground-mounted antenna support structure shall comply with the following:
 - (1) The maximum height of the facility, including antenna and other attachments, shall be fifty (50) feet in a residential zone or within five hundred (500) feet of a residential zone and one hundred ninety-nine (199) feet in all other locations. Height shall be measured vertically from the pre-disturbance ground level at the center of the support structure.
 - (2) Monopoles shall be the preferred type of freestanding antenna support structure.
 - (3) No commercial or promotional signs, banners, or similar devices or materials are permitted on antenna support structures.
 - (4) The ground-mounted antenna support structure shall be located and designed, in a manner that is harmonious with surrounding properties, to the extent practicable. Antenna support structures shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment. When practicable, available stealth structure design techniques shall be used.
 - (5) Wireless communication facilities shall be located on City-owned property, if feasible.
 - (6) Antenna support structures must be set back one (1) foot for every foot of height of the structure, measured from the base of the structure to each adjoining property line or right of way
 - (7) Lights are not permitted on antenna support structures unless they are required for aircraft warnings or other safety reasons, or to comply with applicable laws and regulations. If required, minimum lighting requirements shall be applied, and strobe lights shall be avoided unless specified by the Federal Aviation Administration or the Federal Communication Commission.
 - (8) Outdoor storage of equipment or items related to the wireless communication facility is prohibited on sites with antenna support structures.
 - (9) All antenna support structures erected as part of a wireless communication facility must be designed to accommodate colocation of additional wireless communication carriers. New antenna support structures of a height of one hundred fifty (150) feet or more shall be designed to accommodate colocation of a minimum of four (4) additional providers either upon initial construction or through future modification to the antenna support structure. Antenna support structures of less than one hundred fifty (150) feet shall be designed to accommodate colocation of a minimum of two (2) additional providers.

(10) Prior to construction, each applicant shall provide certification from a registered structural engineer that the structure will meet pertinent design, construction, installation, and operation standards, including but not limited to the applicable standards of the Electronics Industries Association (EIA), the Telecommunications Industry Association (TIA), ANSI, and the BOCA Code in effect at the time of the building permit application.

(11) Upon completion of any sale or sublease of an antenna support structure, the owner of an antenna support structure shall provide written notice to the City's Inspection Services Division.

(12) The owner of a ground-mounted antenna support structure, at the owner's expense, shall remove antenna support structures when a wireless communication facility is not used for wireless purposes for a period of one hundred eighty (180) days in a 12-month period. The owner of a ground-mounted antenna support structure must immediately notify the City, in writing, of nonuse or abandonment of the structure upon its cessation as a wireless communication facility. Failure to remove an abandoned or unused ground-mounted antenna support structure will result in removal of the structure by the City at the expense of the owner.

(13) When a ground-mounted antenna support structure is removed by an owner, said owner shall apply for a demolition permit to remove the tower. A condition of the demolition permit is to restore the site to the standards required by the building code in effect at the time, at no expense to the City.

(d) Equipment enclosures located at ground level shall comply with the following standards:

(1) Each enclosure that contains the equipment of a single provider shall not exceed five hundred sixty (560) square feet of gross floor area and twelve (12) feet in height; if more than one (1) provider is to be accommodated in an enclosure, a single enclosure shall be constructed to accommodate the maximum number of providers that are required to colocate on the antenna support structure, up to a maximum of fifteen hundred (1,500) square feet in area and twelve (12) feet in height.

(2) The enclosure must conform to the applicable setback standards for structures in the zone in which the property is located; setback standards for accessory buildings in section 25-311 are not applicable to equipment enclosures.

(3) The enclosure shall be screened to provide year-round screening. This standard may be met by one (1) or a combination of the following: fencing, walls, landscaping, structures or topography which will block the view of the equipment shelter as much as practicable from any street and/or adjacent properties. In areas of high visibility, fencing may be wrought iron, masonry or other decorative fencing material.

(4) Lighting associated with equipment structures shall be directed so as to minimize any negative impact of such lighting on adjacent properties.

(5) When constructed as a freestanding building, the design of the enclosure shall be coordinated with the design of the existing main building on the same lot or, if there is no building on the lot, with the buildings on an adjoining lot, to the extent practicable. In addition, the enclosure shall be constructed of non-reflective materials.

(6) When attached to an existing building, the enclosure must be designed in a manner that is harmonious with the existing building and surrounding properties.

(7) The equipment enclosure must be removed at the cost of the owner when the wireless communication facility is no longer being used by a wireless communication provider. Failure to remove abandoned equipment will result in removal by the City at the expense of the owner.

(e) Waivers permitted.

(1) Regulated satellite earth station antennas.

a. Any person or entity seeking to install or erect a satellite earth station antenna subject to this section, other than an antenna specified in subsection 25-333(e)(2), may apply for a waiver from one (1) or more of the provisions of this section pursuant to this subsection 25-333(e)(1), and the Board of Appeals may grant such a waiver pursuant to applicable procedures and standards if it is shown that:

(i) The provision(s) of section 25-333 at issue materially limit or inhibit the transmission or reception of satellite signals at the waiver applicant's property or the provision(s) at issue impose more than a minimal cost on the waiver applicant; and

(ii) The waiver, if granted, would not result in any noncompliance with applicable laws, regulations and codes (including, but not limited to, safety and building codes); and

(iii) The waiver sought is the minimum waiver necessary to permit the reception or transmission of satellite signals at the waiver applicant's property.

b. The Board of Appeals is authorized to grant a complete or partial waiver to any provision of section 25-333. In addition, the Board of Appeals may impose a lesser requirement instead of granting a complete waiver of any provision in section 25-333, if a complete waiver is not necessary to permit reception or transmission of satellite signals, and the lesser requirement will allow the reception or transmission of satellite signals. The Board of Appeals shall not condition a waiver upon an applicant's expenditure of a sum of money, including costs required to screen, pole-mount or otherwise specially install a satellite earth station antenna, over and above the aggregate purchase or total lease cost of the equipment as normally installed, if such sum would be greater than the aggregate purchase or total lease cost of the equipment as normally installed.

(2) Wireless communication facilities used for amateur service communications.

- a. Any person or entity seeking to install or erect a wireless communication facility in the City for the purpose of engaging in amateur radio communications may apply for a waiver from one (1) or more of the provisions of this section pursuant to this subsection 25-333(e)(2), and the Board of Appeals may grant such a waiver pursuant to applicable procedures and standards if it is shown that:
 - (i) The provision(s) of section 25-333 at issue preclude amateur service communications, do not reasonably accommodate amateur service communications at the waiver applicant's property or do not constitute the minimum practicable regulation to accomplish the City's health, safety and welfare objectives; and
 - (ii) The waiver, if granted, would not result in any noncompliance with applicable laws, regulations and codes (including, but not limited to, FCC regulations concerning amateur radio transmission and reception); and
 - (iii) The waiver sought is the minimum waiver necessary to reasonably accommodate amateur service communications at the waiver applicant's property.
 - b. The Board of Appeals is authorized to grant a complete or partial waiver to any provision of section 25-333. In addition, the Board of Appeals may impose a lesser requirement instead of granting a complete waiver of any provision in section 25-333, if a complete waiver is not necessary to permit reception or transmission of amateur service communications at the waiver applicant's property, and the lesser requirement:
 - (i) Will not preclude amateur service communications; and
 - (ii) Is the minimum practicable regulation to accomplish the City's health, safety and aesthetic objectives.
 - c. In determining whether to grant a complete or partial waiver of any provision in section 25-333 or to impose a lesser requirement, the Board shall reasonably accommodate amateur radio communications.
 - (3) All other wireless communication facilities.
 - a. The Board of Appeals is authorized to grant a waiver from any and all of the standards of this section 25-333, except for the height restrictions for a freestanding antenna support structure in subsection (c)(1) of this section, upon showing that compliance with this section would impose an undue hardship or prohibit or have the effect of prohibiting the provision of wireless communication services or would result in unreasonable discrimination among providers of functionally equivalent wireless communication services.
 - b. Waiver requests from the height restrictions (subsection 25-333(c)(1)) for a freestanding antenna support structure may be granted by the Mayor and Council upon showing that compliance with this section would impose an undue hardship or prohibit or have the effect of prohibiting the provision of wireless communication services or would result in unreasonable discrimination among providers of functionally equivalent wireless communication services. When requesting a height waiver under this provision, the applicant must submit evidence to the Mayor and Council that the height requested for the freestanding antenna support structure is the minimum height necessary to provide adequate coverage for the area that is being served by the structure. The Mayor and Council, in reviewing any waiver request from this section, shall also consider the impact that the increased height of the antenna support structure would have on properties in the area surrounding the proposed structure, including, but not limited to, the visibility of the structure from residences and proposed methods of mitigating the visibility of the structure.
 - c. This subsection 25-333(e)(3) shall not apply to antennas and wireless communication facilities specified in subsections 25-333(e)(1) and (2).
 - (4) Procedures for all waivers.
 - a. Unless the Mayor and Council adopt by resolution different procedures for processing waivers from the height restrictions contained in subsection 25-333(c)(1), all waivers of this section shall be processed in accordance with the procedures applicable to variances contained in Section 25-55 to 25-57 of this chapter.
 - b. A waiver applicant shall provide supporting evidence and all information requested by the City. The City may hire an independent consultant to review such evidence, and the applicant shall reimburse the City for the reasonable cost of hiring and utilizing such a consultant.
- (Ord. No. 20-01, § 7, 8-6-01)

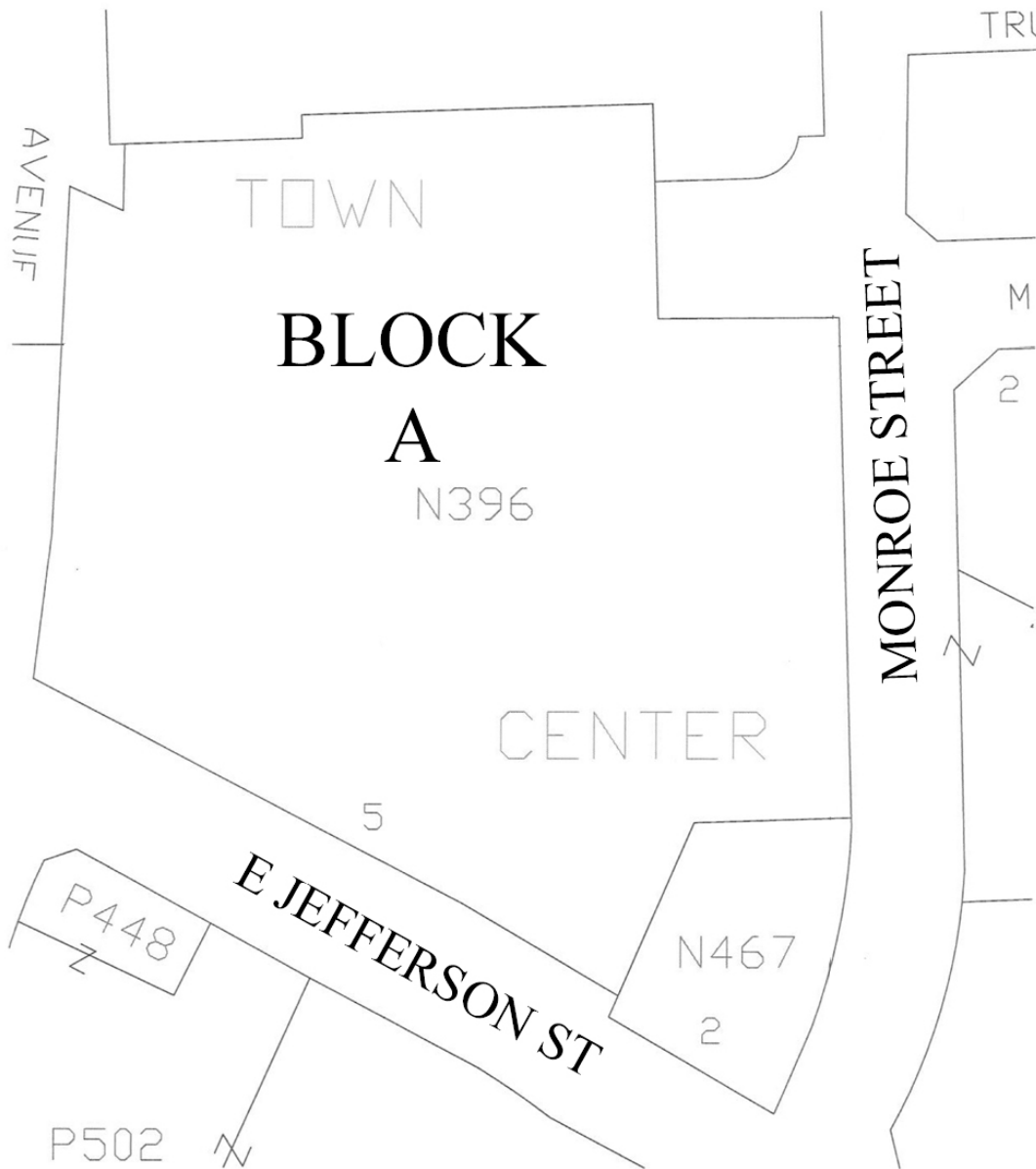
Sec. 25-334. Cosmetology as a home occupation, special limitations and requirements.

- (a) This section applies to all cosmetologists operating as a home occupation, whether generating less or more than twenty (20) customer visits per week.
- (b) Special development and use requirements. The following special development and use requirements shall apply:
 - (1) The use must comply with all of the requirements for a home occupation as set forth in Section 25-1.
 - (2) Only one (1) customer service chair is allowed and only two (2) customers are permitted on the site at any one (1) time;
 - (3) All external modifications and improvements to the one-family detached dwelling in which the use is located must be compatible with the existing dwelling and surrounding properties.
 - (4) No variance may be granted to accommodate the use.

- (5) The owner/occupant must maintain a log of all customers that must be made available for inspection to assure compliance with the provisions of this chapter.
 - (6) Owner/applicant must obtain a valid license from the Maryland State Department of Labor, Licensing and Regulation to operate as a cosmetologist.
- (Ord. No. 30-04, § 3, 10-4-04)
Sec. 25-335. Reserved.

IX.3 Real Property Data

BLOCK A



Block A – Lot lines

Government Core Facilities Optimization Master Plan

BLOCK A



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw4.3)

Account Identifier: District - 04 Account Number - 02253130

Owner Information

Owner Name: MONTGOMERY COUNTY	Use: EXEMPT COMMERCIAL
Mailing Address: EOB 101 MONROE ST ROCKVILLE MD 20850	Principal Residence: NO
	Deed Reference: 1) 2)

Location & Structure Information

Premises Address 101 MONROE ST ROCKVILLE 20850	Legal Description ROCKVILLE TOWN CENTER
---	--

Map GR32	Grid N396	Parcel	Sub District	Subdivision 201	Section	Block B	Lot P5	Assessment Area 3	Plat No: 13975
									Plat Ref:

Special Tax Areas	Town ROCKVILLE	
	Ad Valorem	
	Tax Class 50	

Primary Structure Built 1981	Enclosed Area 557,945 SF	Property Land Area 217,667.00 SF	County Use 602
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	21,766,700	21,766,700		
Improvements:	72,766,500	83,013,800		
Total:	94,533,200	104,780,500	101,364,732	104,780,500
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date: 08/12/1982	Price: \$0
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OTHER

Special Tax Recapture:
 * NONE *

Government Core Facilities Optimization Master Plan

BLOCK A



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 **Account Number -** 00143518

Owner Information

Owner Name:	BROWN, R EDWIN FAMILY TRUST	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	C/O PNC REALTY SERVICES 620 LIBERTY AVE FL 19 PITTSBURGH PA 15222-2722	Deed Reference:	1) /13798/ 467 2)

Location & Structure Information

Premises Address 260 E JEFFERSON ST ROCKVILLE 20850	Legal Description ROCKVILLE TOWN CENTER
--	--

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
GR32		N467		201		B	2	3	

Special Tax Areas	Town Ad Valorem Tax Class	ROCKVILLE 50
--------------------------	---------------------------------	---------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1959	5,598 SF	18,682.00 SF	611

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007 07/01/2008	
Land	709,900	822,000		
Improvements:	344,800	425,300		
Total:	1,054,700	1,247,300	1,183,100	1,247,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: R EDWIN & W S BROWN ET AL	Date: 12/05/1995	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: /13798/ 467	Deed2:
Seller:	Date: 08/30/1989	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8971/ 272	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

Government Core Facilities Optimization Master Plan

BLOCK B



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 Account Number - 00204960

Owner Information

Owner Name:	MONTGOMERY COUNTY	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) / 3016/ 133 2)

Location & Structure Information

Premises Address	Legal Description
200 MARYLAND AVE	PTS LTS 4 & 5 ROCKVI
ROCKVILLE 20850	LLE HGTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32				225			P3	3	Plat Ref:

Special Tax Areas	Town	ROCKVILLE
	Ad Valorem	
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		35,878.00 SF	672

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	1,076,300	1,291,600		
Improvements:	1,339,700	1,473,600		
Total:	2,416,000	2,765,200	2,648,800	2,765,200
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OFFICE BUILDINGS

Special Tax Recapture:
 * NONE *

Government Core Facilities Optimization Master Plan

BLOCK B



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 **Account Number -** 00204971

Owner Information

Owner Name:	MONTGOMERY COUNTY	Use:	EXEMPT
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) / 3044/ 108 2)

Location & Structure Information

Premises Address	Legal Description
MARYLAND AVE	PT LOT 2 ROCKVILLE H GTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32				225		1	P1	1	
									Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class	ROCKVILLE 50
--------------------------	---------------------------------	---------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		18,075.00 SF	460

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	236,150	381,370		
Improvements:	0	0		
Total:	236,150	381,370	284,556	332,962
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE	Special Tax Recapture:
Exempt Class: PUBLIC WORKS PROPERTIES	* NONE *

Government Core Facilities Optimization Master Plan

BLOCK B



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 **Account Number -** 00204982

Owner Information

Owner Name:	MONTGOMERY COUNTY	Use:	EXEMPT
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) / 3044/ 110 2)

Location & Structure Information

Premises Address	Legal Description
204 MARYLAND AVE	PT LOT 2 ROCKVILLE H
ROCKVILLE 20850	GTS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32				225		1	P1	1	
									Plat Ref:

Special Tax Areas	Town	ROCKVILLE
	Ad Valorem	
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		12,227.00 SF	460

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2007	07/01/2008
Land	224,450	358,210		
Improvements:	0	0		
Total:	224,450	358,210	269,036	313,622
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OFFICE BUILDINGS

Special Tax Recapture:
 * NONE *

Government Core Facilities Optimization Master Plan

BLOCK B



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw4.3)

Account Identifier: District - 04 **Account Number -** 00152444

Owner Information

Owner Name:	MONTGOMERY CO	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) / 1398/ 17 2)

Location & Structure Information

Premises Address	Legal Description
100 MARYLAND AVE	OLD JAIL LOT AND ADJ
ROCKVILLE 20850	PARCE L

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32		P502		201				3	
								Plat Ref:	

Special Tax Areas	Town	ROCKVILLE
	Ad Valorem	
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	135,424 SF	42,966.00 SF	671

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	1,289,000	1,546,700		
Improvements:	15,446,200	17,953,200		
Total:	16,735,200	19,499,900	18,578,332	19,499,900
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OFFICE BUILDINGS

Special Tax Recapture:
 * NONE *

Government Core Facilities Optimization Master Plan

BLOCK B



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw3.1)

Account Identifier: District - 04 **Account Number -** 00152466

Owner Information

Owner Name:	MONTGOMERY COUNTY	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) / 1404/ 544 2)

Location & Structure Information

Premises Address	Legal Description
E JEFFERSON ST ROCKVILLE 20850	WELSH FIELD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32		P522		201				3	
								Plat Ref:	

Special Tax Areas	Town	ROCKVILLE
	Ad Valorem	
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		91,040.00 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	2,731,200	3,277,400		
Improvements:	0	0		
Total:	2,731,200	3,277,400	3,095,332	3,277,400
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: TAX SALE PROPERTY

Special Tax Recapture:
 * NONE *

Government Core Facilities Optimization Master Plan

BLOCK B



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 **Account Number -** 00152513

Owner Information

Owner Name:	MONTGOMERY COUNTY	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) / 2656/ 67 2)

Location & Structure Information

Premises Address	Legal Description
MARYLAND AVE	RES VALENTINE GARDEN
ROCKVILLE 20850	S ENL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32		P448		201				3	
									Plat Ref:

Special Tax Areas	Town	ROCKVILLE
	Ad Valorem	
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		10,830.00 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	324,900	389,800		
Improvements:	0	0		
Total:	324,900	389,800	368,166	389,800
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:

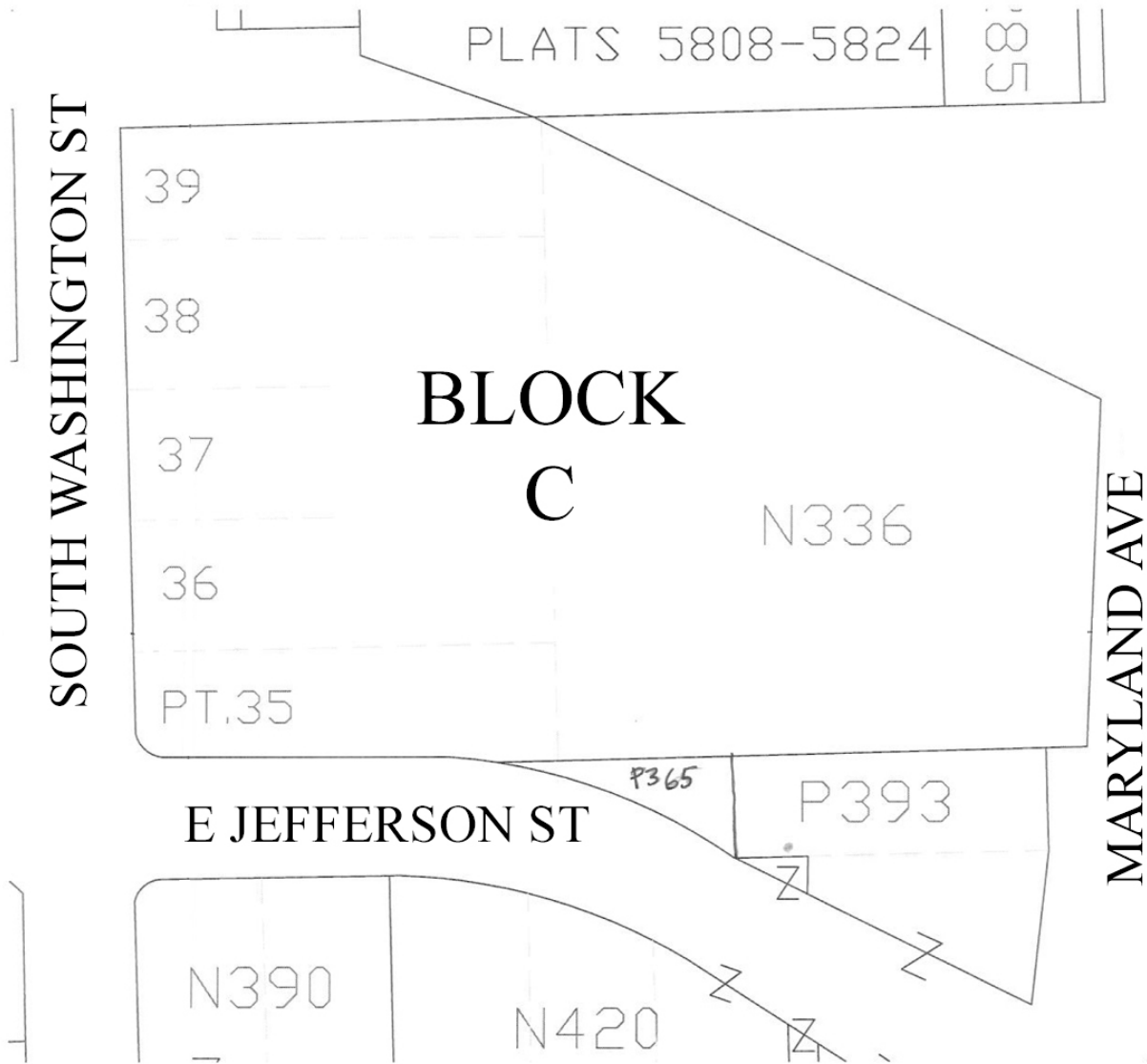
Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OFFICE BUILDINGS

Special Tax Recapture:
 * NONE *

BLOCK C



Block C – Lot lines

Government Core Facilities Optimization Master Plan

BLOCK C



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 Account Number - 00152455

Owner Information

Owner Name: MONTGOMERY COUNTY Use: EXEMPT COMMERCIAL
Principal Residence: NO
Mailing Address: EOB 101 MONROE ST Deed Reference: 1) / 498/ 244
ROCKVILLE MD 20850 2)

Location & Structure Information

Premises Address Legal Description
27 COURTHOUSE SQ LTS 36 & 37 PT LTS
ROCKVILLE 20850-2364 38 & 39 ROCKVILLE & ADJ
PAR

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32		N336		201		8	35	3	Plat Ref:

Special Tax Areas Town Ad Valorem Tax Class ROCKVILLE 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1969	96,846 SF	131,726.00 SF	671

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	5,289,800	6,586,300		
Improvements:	9,855,400	12,405,400		
Total:	15,145,200	18,991,700	17,709,532	18,991,700
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE
Exempt Class: OFFICE BUILDINGS

Special Tax Recapture:
* NONE *

Government Core Facilities Optimization Master Plan

BLOCK C



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 **Account Number -** 00152604

Owner Information

Owner Name: MONTGOMERY COUNTY MD	Use: EXEMPT COMMERCIAL
	Principal Residence: NO
Mailing Address: EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference: 1) / 3355/ 573 2)

Location & Structure Information

Premises Address MARYLAND AVE ROCKVILLE 20850	Legal Description JEFFERSON & SO PERRY STREETS
--	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32		P365		201				3	
									Plat Ref:

Special Tax Areas	Town Ad Valorem	ROCKVILLE
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		3,993.00 SF	461

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	415,600	499,100		
Improvements:	0	0		
Total:	415,600	499,100	471,266	499,100
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date: 05/12/1965	Price: \$0
Type: IMPROVED ARMS-LENGTH	Deed1: / 3355/ 573	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE	Special Tax Recapture:
Exempt Class: PARKS AND RECREATION	* NONE *

Government Core Facilities Optimization Master Plan

BLOCK C



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 **Account Number -** 03255852

Owner Information

Owner Name:	MAYOR & COUNCIL OF ROCKVILLE	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	111 MARYLAND AVE ROCKVILLE MD 20850-2364	Deed Reference:	1) /13037/ 590 2)

Location & Structure Information

Premises Address MARYLAND AVE ROCKVILLE 20850-2364	Legal Description PT LTS 1 & 2 R'VILLE & ADJ PARCELS
---	---

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR32		P393		201		1		3	
								Plat Ref:	

Special Tax Areas	Town Ad Valorem	ROCKVILLE
	Tax Class	50

Primary Structure Built 0000	Enclosed Area	Property Land Area 16,493.00 SF	County Use 910
--	----------------------	---	--------------------------

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2007	As Of 07/01/2008
Land	494,700	593,700		
Improvements:	0	0		
Total:	494,700	593,700	560,700	593,700
Preferential Land:	0	0	0	0

Transfer Information

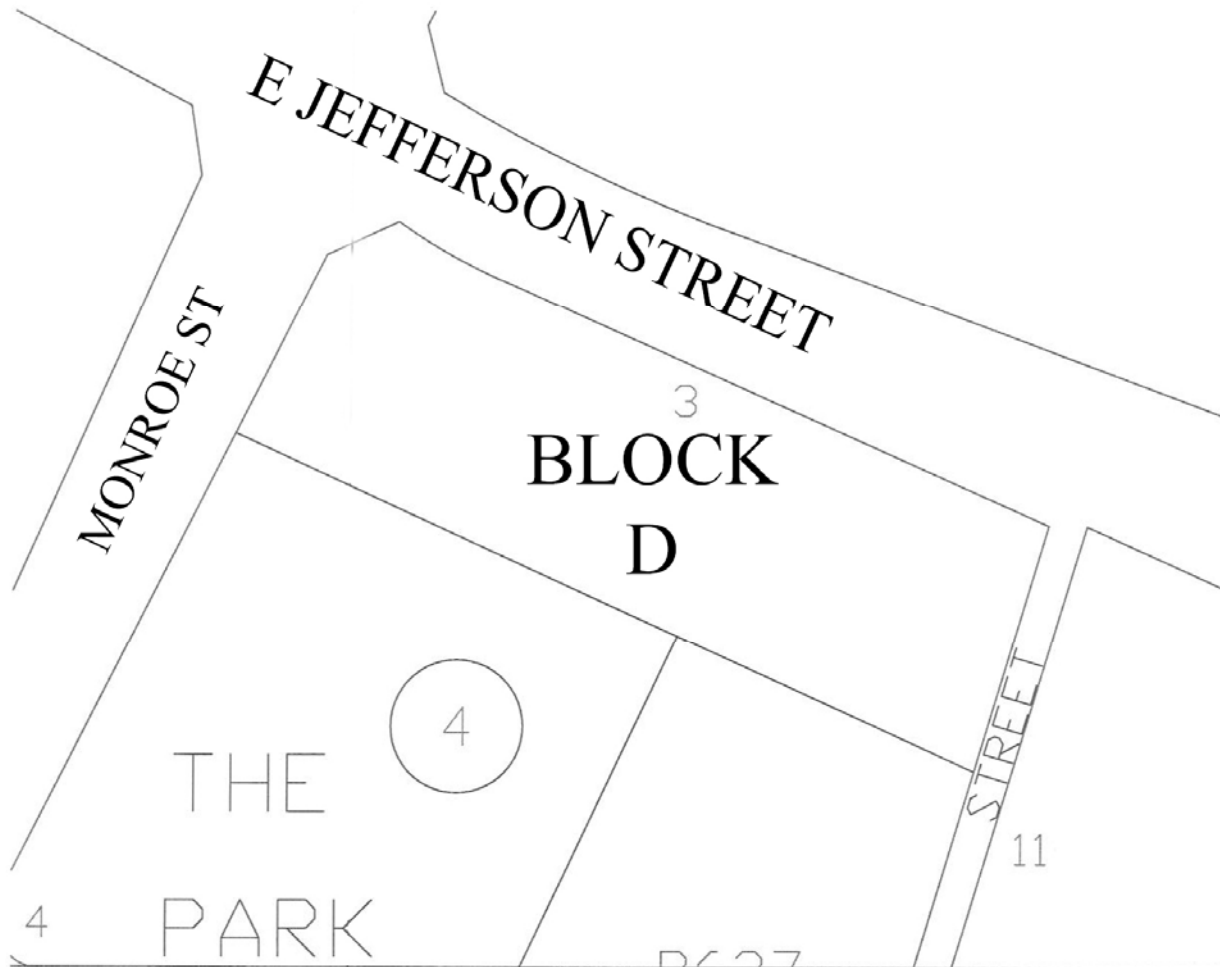
Seller: MONTGOMERY COUNTY MD	Date: 10/31/1994	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13037/ 590	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE	Special Tax Recapture:
Exempt Class: PARKS AND RECREATION	* NONE *

BLOCK D



Block D – Lot lines

Government Core Facilities Optimization Master Plan

BLOCK D



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1)

Account Identifier: District - 04 Account Number - 02170353

Owner Information

Owner Name:	MONTGOMERY COUNTY	Use:	EXEMPT COMMERCIAL
		Principal Residence:	NO
Mailing Address:	EOB 101 MONROE ST ROCKVILLE MD 20850	Deed Reference:	1) 2)

Location & Structure Information

Premises Address	Legal Description
301 E JEFFERSON ST ROCKVILLE 20850	THE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	13767
GR32				201		4	3	3	Plat Ref:	

Special Tax Areas	Town	ROCKVILLE
	Ad Valorem	
	Tax Class	50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		55,016.00 SF	761

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	1,650,500	1,980,500		
Improvements:	0	0		
Total:	1,650,500	1,980,500	1,870,500	1,980,500
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type: IMPROVED ARMS-LENGTH	01/28/1982	\$0
	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: COUNTY AND STATE	Special Tax Recapture:
Exempt Class: PUBLIC WORKS PROPERTIES	* NONE *



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SECTION I – FINANCIAL ANALYSIS OF INITIAL SCHEMES

A. OVERVIEW OF METHODOLOGY

The initial analysis examined a low density, medium density, and high density scheme to redevelop the Rockville Core to meet the County's space and parking needs through 2025. While all the schemes met the County's 2025 requirements for office space and parking in the Rockville Core, each provided varying amounts of additional lease consolidation and potential development. To evaluate the financial feasibility of each scheme, Staubach calculated the *Total Cost* of each proposed action. The *Total Cost* included the construction costs (both hard and soft) for new office and parking facilities, the renovation costs for existing buildings, the tenant build-out costs, etc... These costs were presented using both a 7% and a 5% annual escalation factor per year. Costs were obtained from the County and do not include financing costs. For all schemes presented in this report, the construction/ relocation costs represented "order of magnitude" estimates provided by the County. These estimates were based upon the information and requirements available at the time of the analysis. Once a scheme is selected, the construction costs should be revisited and revised using a more detailed program of requirements to generate actionable costs for County budgeting purposes.

By taking the proposed actions, the County not only incurred costs, but also generated value. As a result, several categories of value were credited against the *Total Cost*, to determine the *Net Value/ (Cost) to the County*. First, the County indicated that the existing Rockville Core lacked County-owned expansion space to accommodate future growth. The *Lease Avoidance* value reflected the present value (through 2025) of these leases and tenant build out that the County would not have to enter into to support future growth of agencies already residing in the Rockville Core. Second, Staubach and the County reviewed the County's existing portfolio of leases to determine which leases would be eligible to be consolidated into new County-owned space in the Rockville Core (See Appendix A: Lease Expiration Stoplight Chart). The *Lease Consolidation* value reflected the present value (through 2025) of the rent savings realized by the County as a result of moving these agencies from leased space into County-owned space. Third, by implementing each option, the County made certain County-owned buildings and/or parcels available for sale, lease or redevelopment for County future use. The *Potential Development* value reflected the present value (through 2025) of the additional sale, leasing, and redevelopment opportunities available in the Rockville Core after the County's 2025 needs were met. For the initial analysis, *Potential Development* values were determined for two situations. The first situation valued the *Potential Development* assuming the County either sold all of the potential development to a third party or held it (without redeveloping) for future County-use. The second situation valued the *Potential Development* assuming the County built-out all of the potential development and leased the space to third party tenants. While the County would most likely pursue a combination of selling, leasing, and redeveloping its potential development options, the values were calculated to quantify the two ends of the potential development utilization spectrum. Finally, residual values were computed (using the projected 2025 rents) to provide the terminal value of the new County-owned facilities constructed in each scheme, as well as, to reflect the terminal value of the potential development retained by the County. The residual values were added to the *Net Value/ (Cost) to County* to provide the final value.



The key assumptions made in the analysis were as follows:

1. Rents used in the analysis are Triple-Net (NNN) rents, which reflect only a base rental rate. Rents do not include operating expenses typically passed through the tenant, such as utilities, common area maintenance charges, etc... By using NNN rents, this analysis assumed that the County would incur comparable operating expenses for both owned and leased facilities; thus real estate operating costs are not reflected in the numbers presented in this analysis.
2. Rent to lease office space in the market was \$20 per square foot per year, NNN
3. Rent to lease court space in the market was \$30 per square foot per year, NNN
4. Rent to lease parking spaces in the market was \$550 per space per year, NNN
5. Rents were escalated annually at 3% per year
6. Cost to build out leased office space was \$100 per square foot
7. Cost to build out leased court space was \$150 per square foot
8. Cost escalations were calculated at both 5% per year and 7% per year
9. Costs to construct new buildings were allocated over three years for budgeting purposes
10. Residual values for new County-owned buildings were calculated using a 7% capitalization rate
11. Cash flows were discounted using a 4.5% discount rate
12. Potential development sites were valued at \$50 per FAR foot, both for sale or if held by the County

Formula	Considerations
Lease Avoidance Savings for Projected Core Growth	<ul style="list-style-type: none">• Assumes Core cannot meet expansion needs of existing agencies• Provides Net Present Value (NPV) of the leases that County would need to enter to accommodate growth of Core agencies through 2025
Consolidation Savings from Leases Moving Into Core	<ul style="list-style-type: none">• Assumes existing County leases can be consolidated into County-owned space in the redeveloped Core• Provides Net Present Value (NPV) of the leases that could consolidate into the Core through 2025
Potential Development Value	<ul style="list-style-type: none">• Represents value of additional development opportunities in Core after required growth and lease consolidation needs have been met
Residual Value of County-Owned Buildings	<ul style="list-style-type: none">• Represents the terminal value of the buildings and land that the County retains after 2025
(Total Cost)	<ul style="list-style-type: none">• Includes cost for construction of new facilities, new parking, and required renovations
= NET VALUE/ (COST) TO COUNTY – All Costs are 2007 dollars and in millions	



B. FINANCIAL ANALYSIS FOR LOW DENSITY SCHEME

Under the *Low Density* scheme the County took the following actions:

1. Constructed new Judicial Center Annex 330,000 gross square feet (gsf)
2. Constructed new Block A Tower (160,000 gsf) next to the existing Executive Office Building
3. Constructed addition to the Council Office Building Garage, providing 726 additional spaces
4. Demolished the existing Council Office Building
5. Constructed a new Maryland Office Building (290,000 gsf) on the former COB site
6. Constructed an 18,000 gsf building next to the Council Office Building Garage (included in the Maryland Office Building)
7. Provided 180,341 gsf for lease consolidation. The leases identified for consolidation included:
 - a. Sheriff's Department from 199 E. Montgomery: 6,246 sf
 - b. Fire & Rescue SCBA from 8653 Grovemont Circle: 3,000 sf
 - c. Office of the Inspector General from 51 Monroe Street: 1,952 sf
 - d. Division of Operations from 101 Orchard Ridge Drive: 29,854 sf
 - e. DHS from 101 Orchard Ridge Drive: 5,677 sf
 - f. Dept. of Economic Development from 111 Rockville Pike: 13,013 sf
 - g. Juvenile Assessment Center from 7300 Calhoun Place: 63,594 sf
 - h. Corrections from 51 Monroe Street: 3,005 sf
 - i. Master Lease from 255 Rockville Pike: 54,000 sf
8. Provided 78,000 gsf of potential leasing for the Red Brick Courthouse (18,000), Block D (20,000), and Grey Courthouse (40,000) from 2015 to 2024; Provided 38,000 gsf of potential leasing for the Brick Courthouse (18,000), Block D (20,000) from 2025. Based on the County's growth projections, the County will need to fully occupy the Grey courthouse in 2025 to meet its space needs at that time.
9. Provided two levels of below-grade parking under the newly constructed buildings

By taking these actions, the County did not produce any buildings or parcels that became surplus and could be sold and/or redeveloped for future County-use. The County indicated that both the Red Brick Courthouse and the façade of the Grey Courthouse are historical buildings and could not be demolished. As a result, the County indicated that the optimal long-term use for these facilities would be to hold them for future Court expansion or to lease them to third party entities.



County Retains Potential Development for Future Use or Leases Potential Development	Low Density Costs @5%	Low Density Costs @7%
Lease Avoidance: Rockville Core Agencies Only	\$177	\$200
Lease Consolidation: Other Leases Into Core	\$28	\$28
Potential Development Retained for Future Use or Sold	\$9	\$9
(Total Cost)	(\$320)	(\$372)
Net Value/(Cost) to County	(\$106)	(\$135)
+ Residual Value of County-Occupied Space	\$138	\$138
+ Residual Value of Potential Development	\$4	\$4
Net Value/(Cost) to County Incl. Residual Value	\$36	\$7
All cost and revenues in \$MM and in 2007 dollars		

*Note: The Low Density scheme did not offer the County parcels that could be either sold or redeveloped. Therefore, the County's the scenario in which the County would sell its future potential development would not be applicable to the Low Density scheme.

C. FINANCIAL ANALYSIS FOR MEDIUM DENSITY SCHEME

Under the *Medium Density* scheme the County took the following actions:

1. Constructed new Judicial Center Annex 370,000 gross square feet (gsf)
2. Constructed new Block A Tower (425,000 gsf) next to the existing Executive Office Building
3. Constructed addition to the Council Office Building Garage, providing 726 additional spaces
4. Constructed new parking garage on the jury lot, providing 825 additional parking spaces. Also, provided and additional 10,000 gsf of potential development around the garage that would likely be provided to the bank relocating from Block A
5. Demolished the existing Council Office Building
6. Provided 330,000 gsf on the former COB site for potential development
7. Provided 117,659 gsf for lease consolidation. The leases identified for consolidation included:
 - a. Sheriff's Department from 199 E. Montgomery: 6,246 sf
 - b. Fire & Rescue SCBA from 8653 Grovemont Circle: 3,000 sf
 - c. Office of the Inspector General from 51 Monroe Street: 1,952 sf
 - d. Division of Operations from 101 Orchard Ridge Drive: 29,854 sf
 - e. Dept. of Economic Development from 111 Rockville Pike: 13,013 sf
 - f. Juvenile Assessment Center from 7300 Calhoun Place: 63,594 sf
8. Provided 36,000 gsf of potential development on the former Grey Courthouse Annex
9. Provided 58,000 gsf of potential leasing of Red Brick and Grey Courthouse Buildings
10. Two levels of below grade parking under the new buildings



By taking these actions, the County concentrated its space requirements into the existing EOB, the new Block A Tower constructed next to the EOB, and the new Judicial Center Annex. As a result, the County generated three sites that became surplus and were available to be redeveloped for future County-use, held, or sold. This included the former COB site (330,000 sf), the former Grey Courthouse Annex (36,000 sf), and the former Jury Lot (165,000 sf of potential development). Also, the Red Brick and Grey Courthouse buildings were made available to be leased to a third party or held for future court expansion.

County Builds and Leases Potential Development	Medium Density Costs @5%	Medium Density Costs @7%
Lease Avoidance: Rockville Core Agencies Only	\$173	\$194
Lease Consolidation: Other Leases Into Core	\$29	\$29
Potential Development Built and Leased	\$52	\$52
(Total Cost)	(\$425)	(\$494)
Net Value/(Cost) to County (\$MM)	(\$171)	(\$219)
+ Residual Value of County-Occupied Space	\$134	\$134
+ Residual Value of Potential Development	\$109	\$110
Net Value/(Cost) to County Incl. Residual Value	\$72	\$25
All cost and revenues in \$MM and in 2007 dollars		

County Retains Potential Development for Future Use or Sells Potential Development	Medium Density Costs @5%	Medium Density Costs @7%
Lease Avoidance: Rockville Core Agencies Only	\$173	\$194
Lease Consolidation: Other Leases Into Core	\$29	\$29
Potential Development Retained for Future Use or Sold	\$23	\$23
(Total Cost)	(\$330)	(\$381)
Net Value/(Cost) to County	(\$105)	(\$135)
+ Residual Value of County-Occupied Space	\$134	\$134
+ Residual Value of Potential Development	n/a	n/a
Net Value/(Cost) to County Incl. Residual Value	\$29	(\$1)
All cost and revenues in \$MM and in 2007 dollars		



D. FINANCIAL ANALYSIS FOR HIGH DENSITY SCHEME

Under the *High Density* scheme the County took the following actions:

1. Constructed new Judicial Center Annex 570,000 gross square feet (gsf)
2. Constructed new Block A Tower (305,000 gsf) next to the existing Executive Office Building
3. Demolished the existing Council Office Building, Council Office Building Garage, and
4. Provided 620,000 gsf on the former COB and COB Garage sites for potential development. Parking for County was required to be delivered underneath this development
5. Provided 200,060 gsf for lease consolidation. The leases identified for consolidation included:
 - a. Fire & Rescue SCBA from 8653 Grovemont Circle: 3,000 sf
 - b. Office of the Inspector General from 51 Monroe Street: 1,952 sf
 - c. Juvenile Assessment Center from 7300 Calhoun Place: 63,594 sf
 - d. Corrections from 51 Monroe Street: 3,005 sf
 - e. Master Lease from 255 Rockville Pike: 128,509 sf
6. Provided 165,000 gsf of potential development on the former Jury Lot
7. Provided 290,000 gsf of potential development on the former Grey Courthouse and Grey Courthouse Annex sites. The façade of the Grey Courthouse was preserved.
8. Provided 18,000 gsf of potential leasing of Red Brick Courthouse Building
9. Four to five levels of below-grade parking under the new buildings

By taking these actions, the County concentrated its space requirements into the existing EOB, the new Block A Tower constructed next to the EOB, and the new Judicial Center Annex. As a result, the County generated three sites that became surplus and were available to be redeveloped for future County-use, held, or sold. These included the former COB site (620,000 sf), the former Grey Courthouse Annex (290,000 sf), and the former Jury Lot (165,000 sf). Also, the Red Brick Courthouse building was made available to be leased to a third party or held for future court expansion.

County Builds and Leases Potential Development	High Density Costs @5%	High Density Costs @7%
Lease Avoidance: Rockville Core Agencies Only	\$179	\$202
Lease Consolidation: Other Leases Into Core	\$29	\$29
Potential Development Built and Leased	\$135	\$135
(Total Cost)	(\$760)	(\$887)
Net Value/(Cost) to County	(\$417)	(\$521)
+ Residual Value of County-Occupied Space	\$161	\$161
+ Residual Value of Potential Development	\$212	\$212
Net Value/(Cost) to County Incl. Residual Value	(\$44)	(\$148)
All cost and revenues in \$MM and in 2007 dollars		



County Retains Potential Development for Future Use or Sells Potential Development	High Density Costs @5%	High Density Costs @7%
Lease Avoidance: Rockville Core Agencies Only	\$179	\$202
Lease Consolidation: Other Leases Into Core	\$29	\$29
Potential Development Retained for Future Use or Sold	\$39	\$39
(Total Cost)	(\$399)	(\$463)
Net Value/(Cost) to County	(\$152)	(\$193)
+ Residual Value of County-Occupied Space	\$161	\$161
+ Residual Value of Potential Development	n/a	n/a
Net Value/(Cost) to County Incl. Residual Value	\$9	(\$32)
All cost and revenues in \$MM and in 2007 dollars		

E. SUMMARY OF ANALYSIS FOR INITIAL SCHEMES

In summary, the analysis of the Initial Schemes provided the County with a high level assessment of its options to redevelop the Rockville Core. The numbers indicated that *Medium Density* was the most economical scheme. However, these findings should be taken with the following caveats:

1. While all schemes examined are viable under the current zoning, schemes are merely conceptual and were not vetted with the local community or the City of Rockville. Increasing the density of the Rockville Core would have impacts to both parties that would need to be understood and discussed.
2. The County takes significant leasing risk by building out all of its potential development and attempting to lease the space to third parties. The County would become a landlord for hundreds of thousands of square feet. As a result, the County would incur an additional administrative burden and substantial risks should the space remain vacant.
3. The FAR values of the County's potential development sites are estimates. Further investigation into the market dynamics and a further understanding of development uses that would be approved by the City of Rockville would need to be determined to obtain a more accurate price.
4. In order to sell any of the potential development sites, the County must engage in its standard disposition process. As a result the timing of the disposition or the decision of whether or not to dispose of the property could significantly differ from the assumptions of this analysis.
5. The County leases identified for consolidation were selected based upon lease expiration date, size, and geographic location requirements. However, no discussions were initiated with the agencies prior to the delivery of this report. The leases were included in the analysis for demonstrational purposes to quantify the amount of County savings by consolidating that lease or another of comparable size and rent.
6. County growth projections were based upon a recent survey of County agencies. They do not necessarily reflect personnel growth that has been approved and budgeted for by the County. Changes in growth projections would impact the results of this analysis.
7. The analysis assumed that the current Rockville Core provides sufficient parking for today's County functions operations conducted in the Rockville Core. As a result, the additional parking constructed would be required only to support growth or new leases consolidated into the Rockville Core.



County Builds and Leases Potential Development, Costs Escalated at 5%:

	Low Density	Medium Density	High Density
Net Revenue	\$214	\$254	\$343
Net Cost escalated at 5% per yr	(\$320)	(\$425)	(\$760)
Net Residual Value	\$142	\$243	\$373
Net Value/(Cost) to County including residual values of owned buildings in \$MM	\$36	\$72	(\$44)
Return on Cost	11%	17%	(6%)

County Builds and Leases Potential Development, Costs Escalated at 7%:

	Low Density	Medium Density	High Density
Net Revenue	\$237	\$275	\$366
Net Cost escalated at 7% per yr	(\$372)	(\$494)	(\$887)
Net Residual Value	\$142	\$244	\$373
Net Value/(Cost) to County including residual values of owned buildings in \$MM	\$7	\$25	(\$148)
Return on Cost	2%	5%	(-17%)

County Retains or Sells Potential Development, Costs Escalated at 5%:

	Low Density	Medium Density	High Density
Net Revenue	n/a	\$225	\$247
Net Cost escalated at 5% per yr	n/a	(\$330)	(\$399)
Net Residual Value	n/a	\$134	\$161
Net Value/(Cost) to County including residual values of owned buildings in \$MM	n/a	\$29	\$9
Return on Cost	n/a	9%	2%



County Retains or Sells Potential Development, Costs Escalated at 7%:

	Low Density	Medium Density	High Density
Net Revenue	n/a	\$246	\$270
Net Cost escalated at 7% per yr	n/a	(\$381)	(\$463)
Net Residual Value	n/a	\$134	\$161
Net Value/(Cost) to County including residual values of owned buildings in \$MM	n/a	(\$1)	(\$32)
Return on Cost	n/a	0%	(7%)

- Low Density Return on Cost ranged from 2% to 11%
- Medium Density Return on Cost ranged from 0% to 17%
- High Density Return on Cost ranged from -17% to 2%



SECTION II – FINANCIAL ANALYSIS OF FINAL SCHEMES

A. OVERVIEW OF METHODOLOGY

The initial schemes were presented to the County Administrative Officer (CAO) and Steering Committee on December 4, 2007. After this meeting, the team received direction to focus on three new schemes that incorporated features of both the *Low Density* and *Medium Density* schemes. In addition, the team received direction to modify its approach to the financial analysis. Under the new approach, *Total Cost* was computed by applying the same approach and methodology that was used in analyzing the initial schemes. However, only the figures representing the costs escalated at 7% were presented in the final analysis. The methods for computing the *Lease Avoidance* and *Lease Consolidation* were modified. In the final analysis, *Lease Avoidance* measured the 20-year net present value of the leases and tenant build out that the County would not have to enter into to support future growth of agencies already residing in the Rockville Core by implementing the given scheme. *Lease Consolidation* measured the 20-year net present value of the rent savings available to the County if it moved from leased space into new County-owned space developed in the given scheme. The twenty year time period was selected because the County determined that new County-owned facilities typically have a twenty year time period before requiring substantial investment. The *Potential Development* values were eliminated from the calculation to determine the *Net Value/ (Cost) to the County*. Instead, those *Potential Development* opportunities identified were presented as optional sources of funding that could be tapped to support the financing of the selected scheme. Also, since the residual values of the new buildings do not represent a cash value to the County, these were separated from the calculation of *Net Value/ (Cost) to the County*.

In addition to the calculation changes, the timeframe of the analysis was also modified. Three final schemes were provided. The first scheme measured the *Net Value/ (Cost) to the County* to meet the County's 2020 requirements. The second scheme measured the *Net Value/ (Cost) to the County* to implement a Final Buildout designed to meet the County's 2025 requirements. The third scheme measured the *Net Value/ (Cost) to the County* if the County did not construct any new facilities ("County Takes No Action"). Specifically, under the third scheme, the County retained its existing buildings, performed only those renovations required to keep the buildings operational (See Appendix B: Renovation Costs), and leased all space required for future growth.



Formula	Considerations
Lease Avoidance Savings for Projected Core Growth	<ul style="list-style-type: none">Assumes Core cannot meet expansion needs of existing agenciesProvides 20-year Net Present Value (NPV) of the leases that County would need to enter to accommodate growth of Core agencies
Consolidation Savings from Leases Moving Into Core	<ul style="list-style-type: none">Assumes existing County leases can be consolidated into County-owned space in the redeveloped CoreProvides 20-year NPV of the leases that could consolidate into the Core
(Total Cost)	<ul style="list-style-type: none">Includes cost for construction of new facilities, new parking and required renovations
= NET VALUE/ (COST) TO COUNTY – All Costs are 2007 dollars and in millions	

- Funding Sources provide several options that the County could exercise to generate both lump sum and ongoing sources of funds to support the projects:
 - Sale of Jury Lot, valued at \$8.3MM (165,000 sq.ft. of buildable FAR at \$50/FAR foot)
 - Lease Red Brick, Grey Courthouse, and Grey Courthouse Annex Buildings. Rent reflects a below market rate since building would require renovations. Assumed 100% leased.
 - Lease Existing COB until Maryland Office Building construction begins: Rent reflects a below market rate since building would require renovations. Assumed 50% leased.
- Funding sources available to meet 2020 requirements, but if exercised would not allow Final Buildout
 - Sale of Existing COB site, valued at \$14.4MM (308,000 of buildable FAR at \$50/FAR foot less demo).
 - Sale of Grey Courthouse and Grey Courthouse Annex site, valued at \$12.6MM (271,000 of buildable FAR at \$50/FAR foot less demo)

B. FINANCIAL ANALYSIS FOR FINAL SCHEMES

Under the *To Meet 2020 Growth Requirements* scheme, the County took the following actions:

- Renovated the Executive Office Building, included installation of a new HVAC system
- Constructed new Judicial Center Annex 330,000 gross square feet (gsf)
- Constructed new Council Office Building (260,000 gsf)
- Constructed addition to the COB Garage (726 additional spaces)
- Provided two levels of below-grade parking under the new buildings
- Provided 54,070 gsf for lease consolidation. The leases identified for consolidation included:
 - Sherriff's Department from 199 E. Montgomery Ave: 6,246 sf
 - Office of the Inspector General from 51 Monroe Street: 1,952 sf
 - Corrections from 51 Monroe Street: 3,005 sf
 - Division of Operations from 101 Orchard Ridge Drive: 29,854 sf
 - Department of Economic Development from 111 Rockville Pike: 13,013 sf

By taking these actions, the County would create the following potential revenue sources which could be exercised to finance the new construction:

- Sell the Jury Lot
- Sell the Current COB Site
- Sell the Grey Courthouse Site (façade would be preserved)
- Lease the Red Brick Courthouse, Grey Courthouse, and Grey Courthouse Annex
- Lease the Current COB



Under the *To Meet 2025 Growth Requirements (Final Buildout)* scheme, the County took the same actions listed under the *To Meet 2020 Growth Requirements*, with the following additions:

1. Demolished the Current Council Office Building (COB)
2. Constructed a new Maryland Avenue Office Building (190,000 sf) on the Current COB site
3. Provided an additional 128,000 sf of lease consolidation in the Maryland Avenue Office Building to consolidate the leases current housed in 255 Rockville Pike

By taking these actions, the County would create the following potential revenue sources which could be exercised to finance the new construction:

1. Sell the Jury Lot
2. Lease the Red Brick Courthouse and Grey Courthouse Annex; the Grey Courthouse would be required by the County to meet 2025 requirements so could not be leased after 2025

Under the *County Takes No Action* scheme, the County performed the following required renovations (See Appendix 2 for Detailed Costs):

1. Renovated the Executive Office Building, included installation of a new HVAC system
2. Renovated the Judicial Center, included installation of a new HVAC system
3. Renovated the Council Office Building
4. Renovated the Red Brick Courthouse
5. Renovated the Grey Courthouse
6. Renovated the Grey Courthouse Annex

In addition under the *County Takes No Action* scheme, the County would be required to lease swing space for the functions currently housed in these facilities during the renovations. Swing space would not be required under the *To Meet 2020 Growth Requirements* or the *To Meet 2025 Growth Requirements (Final Buildout)* schemes because the newly constructed facilities would provide adequate space for any functions impacted during the renovation to the existing facilities. The required leases for swing space are as follows:

1. Lease of swing space for EOB occupants
2. Lease of swing space for JC occupants
3. Lease of swing space for COB occupants

By taking these actions, the County would not create any additional revenue sources which could be exercised to finance the new construction.



	To Meet 2020 Growth Requirements	To Meet 2025 Growth Requirements (Final Buildout)	County Takes No Action
Revenue: Lease Avoidance including tenant build-out	\$204.9 Includes: New JC \$119.7, New COB \$2.8, EOB \$15.9, Future Growth \$3.1, Parking \$11.2, Office Buildout \$9.1, Court Buildout \$43.1	\$211.2 Includes: New JC \$119.7, New COB \$2.8, EOB \$15.9, MD Office \$4.0, Future Growth \$3.1, Parking \$11.2, Office Buildout \$11.4, Court Buildout \$43.1	(\$4.5) Includes: Lease of swing space in 2-year increments to support tenants during renovations to: EOB \$1.0, JC \$2.6 and COB \$0.9
Revenue: Consolidate Leases	\$33.7	\$98.2	\$0.0
Cost escalated at 7% per yr	(\$341.6) Includes: EOB Renovations & Growth \$18.1, New JC \$207.2, New COB \$92.4, New COB Garage \$23.9	(\$426.9) Includes: EOB Renovations & Growth \$18.1, New JC \$219.5, Demolish Current COB \$4.2, New COB \$92.4, New COB Garage \$23.9, MD Ave Office Bldg \$68.8	(\$100.1) Includes required renovations to: EOB \$18.1, JC \$23.2, COB \$35.2, Red Brick \$4.9, Grey \$9.8, Grey Annex \$8.9
Net Value/(Cost) to County	(\$103.0)	(\$117.5)	(\$104.6)
Potential Funding Sources:			
Sell Jury Lot (FAR Value)	\$8.3	\$8.3	\$0.0
Sell Old COB Site (FAR Value)	\$14.4	NA	\$0.0
Sell Grey Courthouse Site (FAR Value)	\$12.6	NA	\$0.0
Lease Red Brick & Grey Courthouses & Grey Courthouse Annex (Per Year)	\$1.8	\$1.0	\$0.0
Lease Old COB (Per Year)	\$0.7	NA	\$0.0
¹ All costs and revenues shown in \$MM and in 2007 dollars and do not include residual values for newly constructed County Office Buildings			

	To Meet 2020 Growth Requirements	To Meet 2025 Growth Requirements (Final Buildout)	County Takes No Action
Net Value/(Cost) to County	(\$103.0)	(\$117.5)	(\$104.6)
Residual Values:			
New Judicial Center	\$104.0	\$104.0	\$0.0
New COB	\$53.5	\$53.5	\$0.0
New Maryland Office Building	NA	\$39.1	\$0.0
Net Value/(Cost) to County with Residual Values	\$54.5	\$79.1	(\$104.6)
Return on Cost	16.0%	18.5%	NA
¹ All costs and revenues shown in \$MM and in 2007 dollars			
² Residual values for the newly constructed County Office Buildings are based upon the buildings 2025 rents.			



C. SUMMARY OF ANALYSIS FOR FINAL SCHEMES

In summary, the analysis of the Final Schemes provided the County with a more detailed assessment of its options to redevelop the Rockville Core and showed that redeveloping the Core is a more economically viable option than continuing to invest in the current facilities and leasing space elsewhere. When residual values of the newly constructed buildings are considered, the redevelopment of the Rockville Core provides the County with approximately a 16.0% to 18.5% return on cost for both schemes. These findings should be taken with the following caveats:

1. While all schemes examined are viable under the current zoning, schemes are merely conceptual and were not vetted with the local community or the City of Rockville. Increasing the density of the Rockville Core would have impacts to both parties that would need to be understood and discussed.
2. The County would be exposed to leasing risk if opted to lease the old COB or Courthouses to third parties. Also, the County would incur an additional administrative burden to manage the leases and find new tenants if the space became vacant.
3. The FAR values of the County's potential development sites are estimates. Further investigation into the market dynamics and a further understanding of development uses that would be approved by the City of Rockville would need to be determined to obtain a more solid price.
4. In order to sell any of the potential development sites, the County must engage in its standard disposition process. As a result the timing of the disposition or the decision of whether or not to dispose of the property could significantly differ from the assumptions of this analysis.
5. The County leases identified for consolidation were selected based upon lease expiration date, size, and geographic location requirements. However, no discussions were initiated with the agencies prior to the delivery of this report. The leases were included in the analysis for demonstrational purposes to quantify the amount of County savings by consolidating that lease or another of comparable size and rent.
6. County growth projections were based upon a recent survey of County agencies. They do not necessarily reflect personnel growth that has been approved and budgeted for by the County. Changes in growth projections would impact the results of this analysis.
7. The analysis assumed that the current Rockville Core provides sufficient parking to meet the current operations conducted in County-owned space. As a result, the additional parking constructed would support the growth of the current functions or the new functions moved into the Rockville Core.

D. NEXT STEPS

Going forward, the County should begin communicating its redevelopment plan with the City of Rockville and the impacted County agencies. This includes reviewing the County's lease portfolio and developing a strategy to continue providing interim leased space to County agencies targeted for consolidation into the new Rockville Core, while obtaining the flexibility to consolidate the agencies when the new space becomes available. Next, the County should develop a strategy for funding this project. This includes identifying which sources of *Potential Development* identified in this report will be exercised, as well as, what other funding sources will be explored. Finally, although the County's preference is to retain its current buildings and land for future County use, should the County decided to lease or sell current properties to fund this project, market surveys should be conducted to determine potential buyers and anticipated market prices.

APPENDIX A – LEASE EXPIRATION STOPLIGHT CHART

[illegible]



APPENDIX B – COST CHART TO RETAIN EXISTING BUILDINGS & RENOVATE

No New Construction and Retain Existing Builings - Cost											
Blocks		2007	2015			2020			2025		
Building	Occupant	Existing Gross SF (in thousands)	Gross SF (in thousands)	Cost per SF (Note 1)	Total Cost (in thousands)	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)	Gross SF	Cost per SF (Note 1)	Total Cost (in thousands)
Block A - Total		550	550		\$ 58,750	550		\$ -	550		\$ -
EOB - Total		245	245	\$ -	\$ 25,750	245	\$ -	\$ -	245	\$ -	\$ -
	EOB Occupants	245	230	\$ -	\$ -	230	\$ -	\$ -	230	\$ -	\$ -
	EOB Occupants - Growth	0	15	\$ 50	\$ 750	15	\$ -	\$ -	15	\$ -	\$ -
	EOB HVAC Renovation - Lump sum	*****	*****	\$ -	\$ 25,000	*****	\$ -	\$ -	*****	\$ -	\$ -
Judicial Center - Total		305	305		\$ 33,000	305		\$ -	305		\$ -
	Circuit Court	305	305	\$ -	\$ -	305	\$ -	\$ -	305	\$ -	\$ -
	JC HVAC Renovation - Lump sum	*****	*****	\$ -	\$ 33,000	*****			*****		
Block B - Total		381	381		\$ 50,050	381		\$ -	381		\$ -
Council Office Building - Total - Renovation		143	143	\$ 350	\$ 50,050	143	\$ -	\$ -	143	\$ -	\$ -
	COB Occupants	143	143	\$ -	\$ -	143	\$ -	\$ -	143	\$ -	\$ -
COB Garage - Total		238	238	\$ -	\$ -	238	\$ -	\$ -	238	\$ -	\$ -
	Renovate	*****	*****			*****			*****		
Block C - Total		96	96		\$ 33,600	96		\$ -	96		\$ -
Redbrick Courthouse - Total - Exterior Renovation		20	20	\$ 350	\$ 7,000	20		\$ -	20		\$ -
	Circuit Court	18	18	\$ -	\$ -	18	\$ -	\$ -	18	\$ -	\$ -
	Leased Space - Peerless	2	2	\$ -	\$ -	2	\$ -	\$ -	2	\$ -	\$ -
Grey Courthouse - Total - Exterior Renovation		40	40	\$ 350	\$ 14,000	40		\$ -	40		\$ -
	Circuit Court	36	40	\$ -	\$ -	40	\$ -	\$ -	40	\$ -	\$ -
	Leased Space - District Court	4	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
Grey Courthouse Annex - Total - Renovation		36	36	\$ 350	\$ 12,600	36		\$ -	36		\$ -
	Circuit Court	0	36	\$ -	\$ -	36	\$ -	\$ -	36	\$ -	\$ -
	Leased Space - District Court	36	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
Block D - Total		0	0		\$ -	0		\$ -	0		\$ -
Jury Parking Lot - Total		0	0		\$ -	0		\$ -	0		\$ -
	Circuit Court	*****	*****			*****			*****		
Total All Blocks - Renovation Costs (with parking structures)		1,027	1,027		\$ 142,400	1,027		\$ -	1027		\$ -
Total All Blocks - Rnovation Costs (without parking structures)		789	789		\$ 142,400	789		\$ -	789		\$ -
New Lease Space Required for Occupant Growth - Total		*****	331	*****	*****	361	*****	*****	424	*****	*****
	Circuit Court	*****	191	*****	*****	236	*****	*****	276	*****	*****
	EOB Occupants	*****	32	*****	*****	41	*****	*****	48	*****	*****
	COB Occupants	*****	9	*****	*****	14	*****	*****	17	*****	*****
	Exist. Leased Rockville Core Growth	*****	54	*****	*****	70	*****	*****	83	*****	*****
	Swing Space for COB, JC and EOB Renovation (2 years per building for a 6 year total lease duration)	*****	25	*****	*****	0	*****	*****	0	*****	*****
	Additional Swing Space for JC Renovation (2 year duration)	*****	20	*****	*****	*****	*****	*****	*****	*****	*****
	Lease parking for Grey Courthouse Annex (90 space)	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
Summary Building Occupant Space - Total		1,027	1,313	*****	*****	1,388	*****	*****	1,451	*****	*****
	Circuit Court	359	590	*****	*****	635	*****	*****	675	*****	*****
	EOB Occupants	245	277	*****	*****	286	*****	*****	293	*****	*****
	COB Occupants	143	152	*****	*****	157	*****	*****	160	*****	*****
	Exist. Leased Rockville Core Growth	0	54	*****	*****	70	*****	*****	83	*****	*****
	Existing Parking Structures - Note 2	238	238	*****	*****	238	*****	*****	238	*****	*****
	Leased Space - To others	42	2	*****	*****	2	*****	*****	2	*****	*****
Notes:											
1. Square foot cost is based on cost escalation to year 2015. Escalation after year 2015 is calculated at a rate of 7% compounded annually. Year 2020 escalation is 40% and year 2025 escalation is 97%. Costs for new construction or major renovation are \$											
2. Parking is shared among all facilities so parking costs are combined for all facilities.											
3. Spare capacity total cost is assigned to the individual building occupants.											
4. Cpsfs for Other Potential Development are based on square foot costs at year 2015.											